

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

November 19, 2021

VIA ELECTRONIC MAIL

Kendal Lotze
City Switch II-A, LLC
1900 Century Place NE, Suite 320
Atlanta, GA 30345

Re: Special Exception 0631 – Otter Bay Communication Tower
Board of Adjustment Determination Letter

Dear Mr. Lotze,

At the November 16, 2021 Board of Adjustment (“Board”) hearing, the Board approved your application for a Special Exception for an essential service communications tower, as permitted in Section 4.2.34 of the County’s Land Development Regulations (“LDRs”) in accordance with Section 12.2 of the County’s LDRs. Per Section 12.1.1 of the County’s LDRs, there is a thirty (30) day appeal period for all Special Exceptions. If no appeal is filed within thirty (30) days, the decision of the Board shall become final, subject to the condition. No permits shall be issued until the thirty (30) day appeal period has expired.

Attached for your records is a copy of Resolution BA SE 0631.

If you have any questions, please do not hesitate to contact me at bstubbs@columbiacountyfla.com or (386) 754-7119.

Sincerely,

Brandon M. Stubbs
Community Development Coordinator
Land Development Regulation Admin.

Cc: Jeff Wright – Henderson, Franklin, Starnes, & Holt, P.,A.

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.
AND THIRD THURSDAY AT 5:30 P.M.

RESOLUTION NO. BA SE 0631

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, GRANTING A SPECIAL EXCEPTION WITH APPROPRIATE CONDITIONS AND SAFEGUARDS AS AUTHORIZED UNDER SECTION 4.2.34 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW FOR A WIRELESS COMMUNICATIONS FACILITY AS AN ESSENTIAL SERVICE WITHIN THE AGRICULTURE-3 ("A-3") ZONE DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING FOR REVOCATION OF THE SPECIAL EXCEPTION; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Board of Adjustment of Columbia County, Florida, hereinafter referred to as the Board of Adjustment, to grant, to grant with appropriate conditions and safeguards or to deny special exceptions as authorized under Section 3.2 of the Land Development Regulations;

WHEREAS, a petition for a special exception, as described below, has been filed with the County;

WHEREAS, pursuant to the Land Development Regulations, the Board of Adjustment held the required public hearing, with public notice having been provided, on said petition for a special exception, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has found that they are empowered under Section 3.2 of the Land Development Regulations to grant, to grant with appropriate conditions and safeguards or to deny said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has determined and found that the granting with appropriate conditions and safeguards of said petition for special exception, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare;

WHEREAS, the Board of Adjustment has determined and found that the special exception is generally compatible with adjacent properties, other property in the district and natural resources; and

WHEREAS, the Board of Adjustment has determined and found that:

- (a) The proposed use would be in conformance with the Comprehensive Plan and would not have an undue adverse effect on the Comprehensive Plan;
- (b) The proposed use is compatible with the established land use pattern;
- (c) The proposed use will not materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;
- (d) The proposed use will not have an undue adverse influence on living conditions in the neighborhood;
- (e) The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety;
- (f) The proposed use will not create a drainage problem;
- (g) The proposed use will not seriously reduce light and air to adjacent areas;
- (h) The proposed use will not adversely affect property values in the adjacent areas;

- (i) The proposed use will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and
- (j) The proposed use is not out of scale with the needs of the neighborhood or the community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to a petition SE 0631, a petition by Kendal Lotze, agent for Clyde F. Varnes, owner, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow for a wireless communication facility as an essential service within the Agriculture-3 ("A-3") Zone District. The special exception has been filed in accordance with a site plan dated March 31, 2021 and submitted as part of a petition dated March 31, 2021, to be located on property described, as follows:

A part of the SE ¼ of the SW ¼ of Section 12, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: Begin at NW Corner of the SE ¼ of the SW ¼ of said Section 12, and run thence N. 87°03'54"E. along the north line of the SE ¼ of the SW ¼, a distance of 141.15 feet to the west right-of-way line of NE Clyde Varnes Road (A 60-foot County Maintained Public Right-of-Way); Thence S.01°25'42"W. along the west right-of-way line of NE Clyde Varnes Road, a distance of 499 feet, more or less; Thence S.87°29'36"W. a distance of 128 feet, more or less, to the west line of the SE ¼ of the SW ¼; Thence N.01°30'54"E. along the west line of the SE ¼ of the SW ¼, a distance of 494.64 feet to the Point of Beginning.

Containing 1.53 acres, more or less.

A Portion of Tax Parcel Number 12-3s-17-04927-000

Section 2. A site plan, as described above, is herewith incorporated into this resolution by reference, shall govern the development and use of the above described property. Any deviation from the site plan shall be deemed a violation of the Land Development Regulations.

Section 3. The use of land approved by this special exception shall be in place, or a valid permit shall be in force for the construction of such land use within twelve (12) months of the effective date of this resolution. If such land use is not in place or if a valid permit for the construction of such land use is not in effect, within twelve (12) months of the effective date of this resolution, this resolution granting with appropriate conditions and safeguards such special exception is thereby revoked and of no force and effect.


Section 4. If the use of land approved by this special exception ceases for any reason for a period of more than six (6) consecutive months, this resolution shall be thereby revoked and of no force and effect.

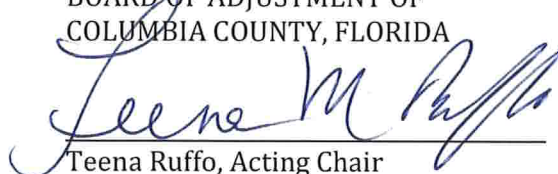
Section 5. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

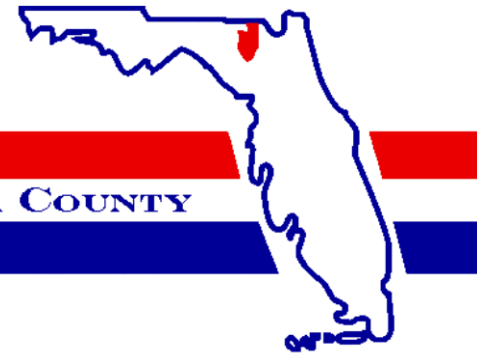
Section 6. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Board of Adjustment this 16th day of November 2021.

Attest:


Brandon M. Stubbs, Secretary to the
Board of Adjustment

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA

Teena Ruffo, Acting Chair



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

**Board of Adjustment Hearing Date:
Quasi-Judicial Hearing**

November 16, 2021

SUBJECT: SE 0631 – A request for a Special Exception pursuant to Section 4.2.34 to allow for a wireless communications facility as an essential service in the Agriculture-3 (“A-3”) Zone District on an approximate 1.53-acre subject property.

APPLICANT/AGENT: Kendal Lotze of City Switch II-A, LLC

PROPERTY OWNER(S): Clyde F. Varnes

LOCATION: North of Single Family Residences and Vacant Agricultural Lands; South of Interstate Highway 10 (“I-10”) and Vacant Agricultural Lands; East of Vacant Agricultural Lands; West of Single Family Residence and Vacant Agricultural Lands; Columbia County, Florida.

PARCEL ID NUMBER(S): A Portion of 12-3s-17-04927-000

ACREAGE: ±1.53-acres

EXISTING FLUM Agriculture

EXISTING ZONING Agriculture-3 (“A-3”)

PROJECT PLANNER: Brandon M. Stubbs

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.
AND THIRD THURSDAY AT 5:30 P.M.

SUMMARY

The proposed Special Exception would allow for a wireless communication facility as an essential service. The subject property is located in an A-3 Zone District. The subject property is currently vacant.

Existing Official Zoning Atlas with Subject Property

The Agriculture-3 ("A-3") Zone District is described as follows in Section 4.5.1 of the Land Development Regulations ("LDRs"):

"The "A" Agricultural category includes three zone districts: A-1, A-2 and A-3. Lands in these districts are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas as designated agricultural within the county's comprehensive plan."

ZONING DISTRICT COMPARISON

| | |
|----------------------------|---|
| Zoning District: | Agriculture - 3 ("A - 3") |
| Max. Gross Density: | One (1) Dwelling Unit per Five (5) Acres |
| Minimum Lot Area | 5 Acres |
| Floor Area Ratio: | 0.20 |
| Typical Uses*: | All Agriculture Activities, The Processing, Storage, and Sale of Agricultural Products, Single-Family Dwellings, Mobile Homes, Plant Nurseries and Greenhouses, Homes of six or fewer residents which otherwise meet the definition of a "Community Residential Facility", Public Elementary and Middle Schools, and Churches and other Houses of Worship |

SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

| Direction | Existing Use(s) | FLUM Designation(s) | Zoning District(s) |
|-----------|--|---------------------|-----------------------|
| North | I-10/Vacant Conservational Lands | Conservation | Conservation ("CSV") |
| South | Single Family Residences/Vacant Agricultural Lands | Agriculture | Agriculture-3 ("A-3") |
| East | Single Family Residences/Vacant Agricultural Lands | Agriculture | Agriculture-3 ("A-3") |
| West | Vacant Conservational Lands | Conservation | Conservation ("CSV") |

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes a zoning designation that is consistent with the proposed underlying Future Land Use Map ("FLUM") Designation. Below is a chart of the existing and proposed FLUM Designation and the proposed corresponding zoning designation consistent with said proposed FLUM Designation.

Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

| Existing FLUM Designation | Existing Zoning Designation | Consistent |
|---------------------------|-----------------------------|------------|
| Agriculture | Agriculture-3 ("A-3") | ✓ |

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Site Specific Amendment to the Official Zoning Atlas:

- Future Land Use Element
- Transportation Element

Staff has reviewed the application for a Site Specific Amendment to the Official Zoning Atlas for consistency with the Comprehensive Plan and finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands Areas, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are no wetlands located on the subject property.

Evaluation: The NWI do not depict wetlands on the subject property; therefore, there are no issues related to wetland protection.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated October 1984. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There is one (1) soil type found on the subject property:

- 1) Sapelo fine sand soils are poorly drained, nearly level soils in the flatwoods. The surface and subsurface layers are comprised of fine sand to a depth of 57 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Sapelo fine sand soils have moderate limitations for building site development and severe limitations for septic tank absorption fields.

Evaluation: The soil types found on the subject property Sapelo fine sand soils. Sapelo fine sand soil types pose severe limitations for septic tank absorption field and moderate limitations for building sites. Given the proposed use is a communications tower, there are no issues related to soil suitability.

Flood Potential

Panel 0305D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property is in Flood Zone "X" (areas determined to be outside of the 500-year floodplain) and Flood Zone "A" (areas determined to be subject to the annual one-percent chance of flood with no known Base Flood Elevation).

Evaluation: Given the portion of the subject property where development is proposed is located in a flood zone "X", there is no concern of flood on the subject property.

Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the subject property is located within a stream to sink area.

Evaluation: Section 4.2.38 of the County's LDRs regulates Stream to Sink watershed areas. Section 4.2.38 requires all development not otherwise prohibited to comply with the following:

1. All new development, redevelopment and expansion of existing development shall provide stormwater detention or retention and treatment for development within a stream to sink watershed consistent with the rules of the Suwannee River Water Management District, as contained in chapter 40B, Florida Administrative Code.
2. All new development not connected to a central sanitary sewer system shall be limited to densities that prevent degradation of groundwater quality. Where the installation, use and proper maintenance of technologically advanced wastewater treatment or septic systems are shown to be effective in maintaining groundwater quality, higher densities may be permitted in stream to sink watershed areas.
3. All new development, redevelopment and expansion of existing development shall ensure that post development water runoff rate does not exceed pre-development runoff rate and that water quality is not degraded within stream to sink watershed areas.
4. All new development shall comply with all other applicable requirements of these land development regulations.

Given the proposed development meets the requirements of the Stream-to-Sink Watershed, there is no concern related to Stream to Sink Watersheds.

Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain phosphate deposits.

Evaluation: There are no issues related to minerals.

Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 2013, there are no known historic resources located on the subject property.

Evaluation: There are no issues related to historic Resources.

Aquifer Vulnerability

According to the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpatial Inc., dated September 29, 2009, the subject property is located in a vulnerable area.

Evaluation: While the subject property is located in a vulnerable area, there is no issue related to aquifer vulnerability.

Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the subject property is located within a non-vegetative community.

Evaluation: There is no known wildlife habitats associated with a non-vegetative community; therefore, there is no issue related to vegetative communities or wildlife.

COMPLIANCE WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

The Future Land Use Element of the Comprehensive Plan and Section 12.2.1 of the Land Development Regulations (“LDRs”) establish standards with which all Special Exception applications must be found to be compliant. Further, Section 4.2.34 of the LDRs provides additional requirements for wireless communications facilities. Staff’s evaluation of the application’s compliance with the applicable standards of the Future Land Use Element of the Comprehensive Plan, Section 12.2.1 of the LDRs, and Section 4.2.34 of the LDRs is provided below.

- 1) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Evaluation and Findings: The applicant has submitted a site plan with the request for a Special Exception that provides means of ingress and egress to the property and proposed structures.

- 2) Off-street parking and loading areas, where required, with particular attention to the items in [subsection] (1) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district.

Evaluation and Findings: The applicant proposes a wireless communications facility as an essential service. These types of facilities are not manned facilities; however, there is ample area for parking located on-site.

- 3) Refuse and service areas, with particular reference to the items in [subsections] (1) and (2) above.

Evaluation and Findings: The proposed use is a wireless communications facility as an essential service. As previously mentioned, the types of facilities are typically unmanned; therefore, refuse and service areas are not warranted.

- 4) Utilities, with reference to locations, availability, and compatibility.

Evaluation and Findings: The proposed use of a wireless communications facility is not anticipated to generate any additional impact to utilities.

- 5) Screening and buffering with reference to type, dimensions, and character.

Evaluation and Findings: The applicant is providing adequate collapse buffers around the tower per Section 4.2.34(4)(2)(c) of the LDRs. Further, the applicant is providing the required 8-foot security fencing around the wireless communications facility per Section 4.2.34(4)(2)(i) of the LDRs.

- 6) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

Evaluation and Findings: The applicant is not proposing any advertising signage at this time. The applicant has provided the required identification signage per Section 4.2.34(4)(2)(j) of the LDRs.

- 7) Required yards and other open space.

Evaluation and Findings: The site plan indicates that the required setback and open space standards have been met.

8) Considerations relating to general compatibility with adjacent properties and other property in the district including, but not limited to:

- a) Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan;

Evaluation and Findings: Section 4.2.34 of the LDRs encourages wireless communications facilities to be located in non-residential areas. The subject property has an Agriculture Future Land Use Map Designation. Wireless communications facilities are encouraged to be located in these areas.

- b) Whether the proposed use is compatible with the established land use pattern;

Evaluation and Findings: The proposed use of a wireless communications facility is compatible with the established land use pattern. Further, Section 4.2.34 encourages wireless communications facilities to be located in non-residential areas.

- c) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;

Evaluation and Findings: The applicant is requesting a wireless communications facility as an essential service; therefore, the proposed amendment would not increase or overtax the load on public facilities.

- d) Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood;

Evaluation and Findings: As an essential service, it is not anticipated that the proposed use would be advantageous to the community or neighborhood. In fact, essential services are meant to service the surrounding community and/or neighborhood.

- e) Whether the proposed use will adversely influence living conditions in the neighborhood;

Evaluation and Findings: It is not anticipated that the proposed use of a wireless communications facility will adversely influence the living conditions of the neighborhood.

- f) Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety;

Evaluation and Findings: The proposed use is an unmanned wireless communications facility; therefore, the proposed amendment should not create any impacts to public facilities, including traffic.

- g) Whether the proposed use will create a drainage problem;

Evaluation and Findings: The amount of impervious surfacing associated with wireless communications facilities is minimal; therefore, the proposed change should not create a drainage problem.

- h) Whether the proposed use will seriously reduce light and air to adjacent areas;

Evaluation and Findings: The proposed amendment will not seriously reduce light or air to adjacent areas.

- i) Whether the proposed use will adversely affect property values in the adjacent area;

Evaluation and Findings: It is not anticipated that the proposed amendment will affect property values of the adjacent area.

- j) Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and

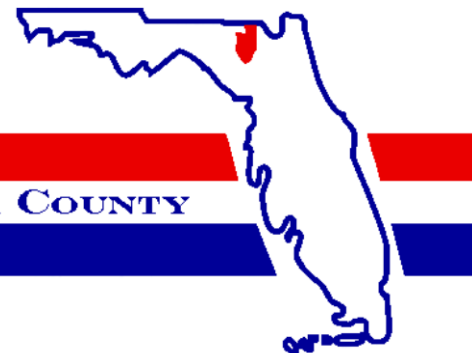
Evaluation and Findings: It is not anticipated that the proposed change would be a deterrent to the improvement or development of adjacent properties.

- k) Whether the proposed use is out of scale with the needs of the neighborhood or the community.

Evaluation and Findings: As an essential service, the proposed use is not out of scale with the needs of the neighborhood or the county.

PUBLIC FACILITIES IMPACT

Given the applicant proposes a wireless communication facility that is an unmanned facility; there are no impacts to Public Facilities.



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

April 13, 2021

VIA ELECTRONIC MAIL

Kendal Lotze
Project Manager
City Switch II-A, LLC.
1900 Century Pl, Suite 320
Atlanta, FL 30345

Re: SE 0631 – Review Comments

Dear Kendal,

The above referenced application was review for sufficiency in accordance with Columbia County's Comprehensive Plan and Land Development Regulations ("LDRs"). Please address all insufficiencies detailed below in writing and provide detail as to how each insufficiency has been addressed by 3:00 PM on Friday, April 16, 2021. If any additional submittals are required, please submit them digitally via the County's Digital Submittal Portal at: <https://www.columbiacountyfla.com/PermitSearch/UploadLogin.aspx>

- 1) The applicant has provided propagation maps; however, the propagation maps do not include a comparison of the proposed tower and co-location on an existing approximately one-mile to the southwest of the proposed tower. The applicant must provide propagation maps demonstration co-location on the existing tower located at 701 NE Harrington Court, Lake City, FL 32055 (Tax Parcel Number 10296-002) and provide justification as to why co-location is not possible.
- 2) The applicant must address attached comments by Chris Monzingo, P.E., PMP, with OMNICOM Consulting Group, Inc., dated April 12, 2021.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Brandon M. Stubbs
Community Development Coordinator
Land Development Regulations Admin.

Cc: Chris Monzingo, OMNICOM

From: [Chris Monzingo](#)
To: [Brandon Stubbs](#)
Subject: Re: FW: SE 0631 - Otter Bay Comm Tower
Date: Monday, April 12, 2021 8:40:46 AM
Attachments: [Otter Bay Sites.pdf](#)

Brandon,

I have completed my initial review of SE 0631 (Otter Bay). I would request the following additional information from the applicantant:

1. Please provide the coordinates for the each of the sites shown on the surrounding sites map along with antenna mounting height centerlines and azimuths. See attached page from the application.
2. I would also request that the applicant consider an existing tower ASR 1211515 (30:13:46.6 N 82:33:5.2 W) for co-location.

Best Regards,



Chris Monzingo, P.E., PMP

Senior Consultant Omnicom Consulting Group, Inc.
2418 Mill Creek CT. STE 2, Tallahassee, FL 32308
o:(850) 792-4716, c:(850) 212-4475
www.ocg-usa.com

On Tue, Apr 6, 2021 at 1:37 PM Brandon Stubbs <bstubbs@columbiacountyfla.com> wrote:

Thank you, Chris! I appreciate it.

Sincerely,

Brandon M. Stubbs

Community Development Coordinator

Land Development Regulation Admin.

Building & Zoning

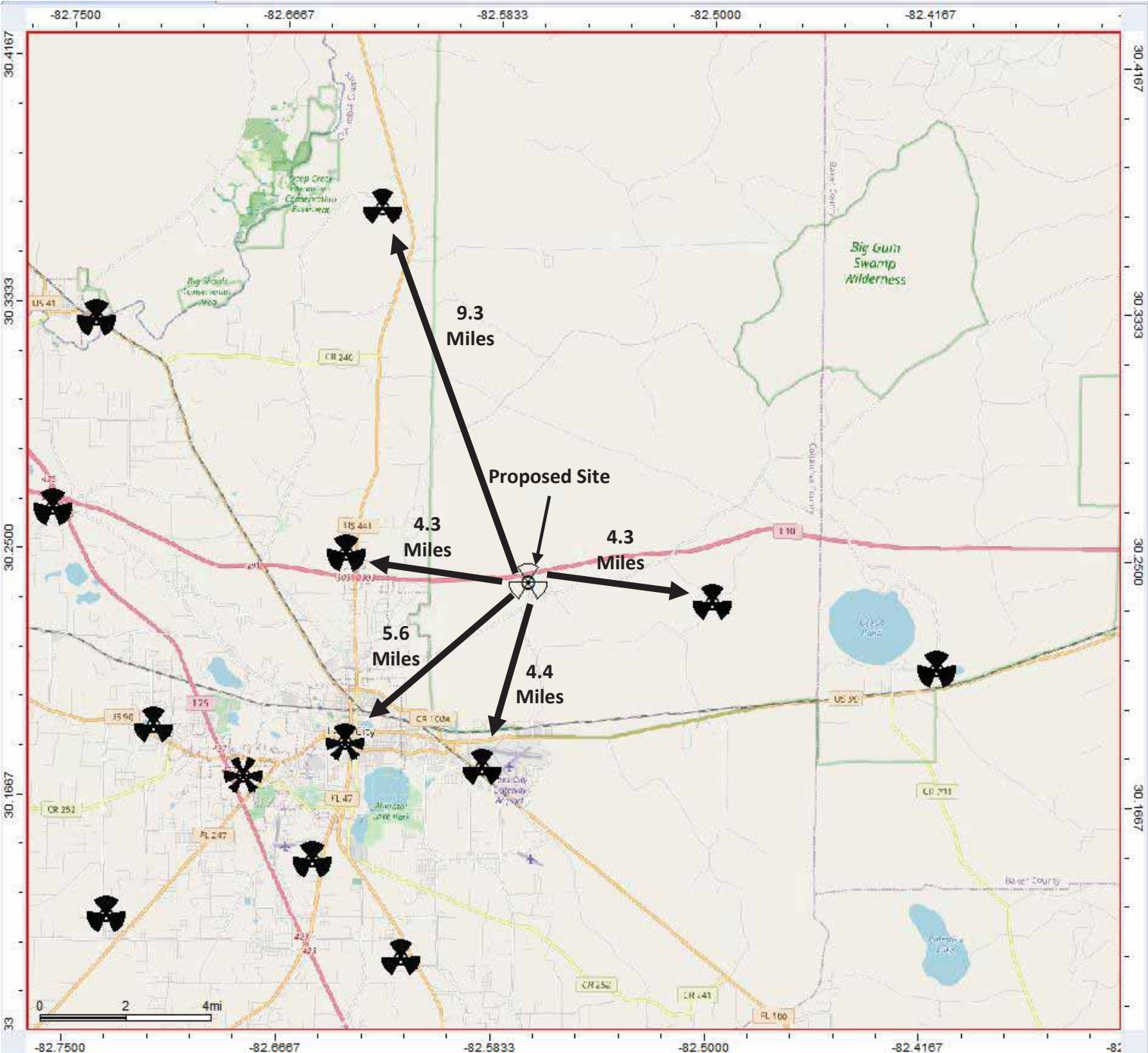
Columbia County

135 NE Hernando Ave

Lake City, FL 32055

Area of Interest

Distances to
existing sites



From: [Chris Monzingo](#)
To: [Brandon Stubbs](#)
Subject: Re: FW: SE 0631 - Otter Bay Comm Tower
Date: Monday, April 12, 2021 8:40:46 AM
Attachments: [Otter Bay Sites.pdf](#)

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Best Regards,



Chris Monzingo, P.E., PMP

Senior Consultant Omnicom Consulting Group, Inc.
2418 Mill Creek CT. STE 2, Tallahassee, FL 32308
o:(850) 792-4716, c:(850) 212-4475
www.ocg-usa.com

On Tue, Apr 6, 2021 at 1:37 PM Brandon Stubbs <bstubbs@columbiacountyfla.com> wrote:

Thank you, Chris! I appreciate it.

Sincerely,

Brandon M. Stubbs

Community Development Coordinator

Land Development Regulation Admin.

Building & Zoning

Columbia County

135 NE Hernando Ave

Lake City, FL 32055

From: [Chris Monzingo](#)
To: [Brandon Stubbs](#)
Subject: Re: FW: Otter Bay - SE 0631 - Review Comments
Date: Monday, September 13, 2021 10:16:47 AM

Brandon,

I have now had a chance to review the additional information submitted with regards to the Otter Bay tower site. I am in agreement with the coverage maps provided by the AT&T engineer. Yes the proposed site is "optimal" and will provide the most coverage improvement for the AT&T network but the existing tower site will also make improvements as well. To me this will be a tough call and I would personally relay the information to the board and let them make the final decision.

AT&T can definitely improve their coverage from the existing tower but the proposed new tower would provide slightly better improvement. The question is does that warrant the construction of a new tower structure.

Please advise on how you would like me to proceed with my report.

Best Regards,



Chris Monzingo, P.E., PMP

Senior Consultant Omnicom Consulting Group, Inc.
2418 Mill Creek CT. STE 2, Tallahassee, FL 32308
o:(850) 792-4716, c:(850) 212-4475
www.ocg-usa.com

On Thu, Sep 9, 2021 at 12:57 PM Brandon Stubbs <bstubbs@columbiacountyfla.com> wrote:

Thank you, Chris. I just wanted to make sure you received it. Have a safe drive.

Sincerely,

Brandon M. Stubbs

Community Development Coordinator

Land Development Regulation Admin.

Building & Zoning

Columbia County

135 NE Hernando Ave

Lake City, FL 32055

Ph: (386) 754-7119

Fx: (386) 758-2160



From: Chris Monzingo [mailto:cmonzingo@ocg-usa.com]

Sent: Thursday, September 9, 2021 12:56 PM

To: Brandon Stubbs <bstubbs@columbiacountyfla.com>

Subject: Re: FW: Otter Bay - SE 0631 - Review Comments

Brandon,

Sorry about that I got it yesterday just haven't had a chance to take a look at it yet. On the road at the moment when I get a chance I'll check it tonight and let you know.

On Thu, Sep 9, 2021, 12:55 PM Brandon Stubbs <bstubbs@columbiacountyfla.com> wrote:

Hey Chris,

I was just making sure you received this.

Sincerely,

Brandon M. Stubbs

Community Development Coordinator

Land Development Regulation Admin.

Building & Zoning

Columbia County

135 NE Hernando Ave

Lake City, FL 32055

Ph: (386) 754-7119

Fx: (386) 758-2160

cardlogo



From: Brandon Stubbs

Sent: Wednesday, September 8, 2021 3:56 PM

To: Chris Monzingo (cmonzingo@ocg-usa.com) <cmonzingo@ocg-usa.com>

Subject: FW: Otter Bay - SE 0631 - Review Comments

Hey Chris,

I hope all is well. See attached revised prop maps for SE 0631 for the Otter Bay Tower.
Please let me know if this address your concerns.

Sincerely,

Brandon M. Stubbs

Community Development Coordinator

Land Development Regulation Admin.

Building & Zoning

Columbia County

135 NE Hernando Ave

Lake City, FL 32055

Ph: (386) 754-7119

Fx: (386) 758-2160

cardlogo



From: Kendal Lotze [<mailto:Kendal@Ignitewireless.com>]
Sent: Wednesday, September 8, 2021 3:51 PM
To: Brandon Stubbs <bstubbs@columbiacountyfla.com>
Subject: RE: Otter Bay - SE 0631 - Review Comments

Hello Mr. Stubbs,

I want to apologize again for the delay in getting this over to you, but please see the attached updated RF Propagation maps.

Please let me know if you have any questions or if this answers your concerns. 770-862-8089

Thank you,

Kendal Lotze / Project Manager
kendal@ignitewireless.com

Ignite Wireless

Cell: 770-862-8089

Office: 470-239-0846

102 Mary Alice Park Road, Suite 505

Cumming, GA 30040
www.ignitewireless.com



From: Brandon Stubbs <bstubbs@columbiacountyfla.com>
Sent: Monday, June 14, 2021 2:40 PM
To: Kendal Lotze <Kendal@Ignitewireless.com>
Subject: RE: SE 0631 - Review Comments

Thank you, Kendal.

Sincerely,

Brandon M. Stubbs

Community Development Coordinator

Land Development Regulation Admin.

Building & Zoning

Columbia County

135 NE Hernando Ave

Lake City, FL 32055

Ph: (386) 754-7119

Fx: (386) 758-2160

cardlogo



From: Kendal Lotze [<mailto:Kendal@Ignitewireless.com>]
Sent: Monday, June 14, 2021 2:13 PM
To: Brandon Stubbs <bstubbs@columbiacountyfla.com>
Subject: RE: SE 0631 - Review Comments

Hello Mr. Stubbs,

I am so sorry for the inconvenience and delay. Unfortunately it is not something I can handle myself. It seems like there is a long backup/delay with the AT&T RF engineers. I apologize again that this has taken so long, but it is not being abandoned.



From: Brandon Stubbs <bstubbs@columbiacountyfla.com>
Sent: Wednesday, June 9, 2021 12:12 PM
To: Kendal Lotze <Kendal@Ignitewireless.com>
Subject: RE: SE 0631 - Review Comments

Kendal,

Any updates of providing the require revisions? Is this application being abandoned?

Sincerely,

Brandon M. Stubbs

Community Development Coordinator

Land Development Regulation Admin.

Building & Zoning

Columbia County

135 NE Hernando Ave

Lake City, FL 32055

Ph: (386) 754-7119

Fx: (386) 758-2160

cardlogo



From: Brandon Stubbs
Sent: Friday, May 14, 2021 12:36 PM
To: 'Kendal Lotze' <Kendal@Ignitewireless.com>
Subject: FW: SE 0631 - Review Comments

Kendal,

Any update on providing the revisions? Also, I still have not been able to get ahold of Mr. Tagliani. The number is busy and never rings.

Sincerely,

Brandon M. Stubbs

Community Development Coordinator

Land Development Regulation Admin.

Building & Zoning

Columbia County

135 NE Hernando Ave

Lake City, FL 32055

Ph: (386) 754-7119

Fx: (386) 758-2160

cardlogo



From: Brandon Stubbs

Sent: Tuesday, April 13, 2021 1:53 PM

To: 'Kendal Lotze' <Kendal@Ignitewireless.com>

Cc: Chris Monzingo (cmonzingo@ocg-usa.com) <cmonzingo@ocg-usa.com>; Joel Foreman (jforeman@columbiacountyfla.com) <jforeman@columbiacountyfla.com>

Subject: SE 0631 - Review Comments

Dear Kendal,

Attached are the review comments for SE 0631 for Otter Bay Communications Tower. Please address the comments, provide required revisions, and any additional documentation on or before Friday, April 16, 2021 at noon. Please note objections per Section 4.2.34(11) and (12) of the Land Development Regulations which requires evidence of applicant's inability to collocate on a reasonable basis on an otherwise suitable existing communication tower for the location of proposed antenna, and evidence that the communication tower is needed to meet the applicant's propagation requirements.

There is an existing tower approximately one-mile from the proposed tower. In order for the proposed tower to be approved, documentation must be provided, and verified, that the proposed tower meets the above criteria, per the LDRs.

Sincerely,

Brandon M. Stubbs

Community Development Coordinator

Land Development Regulation Admin.

Building & Zoning

Columbia County

135 NE Hernando Ave

Lake City, FL 32055

Ph: (386) 754-7119

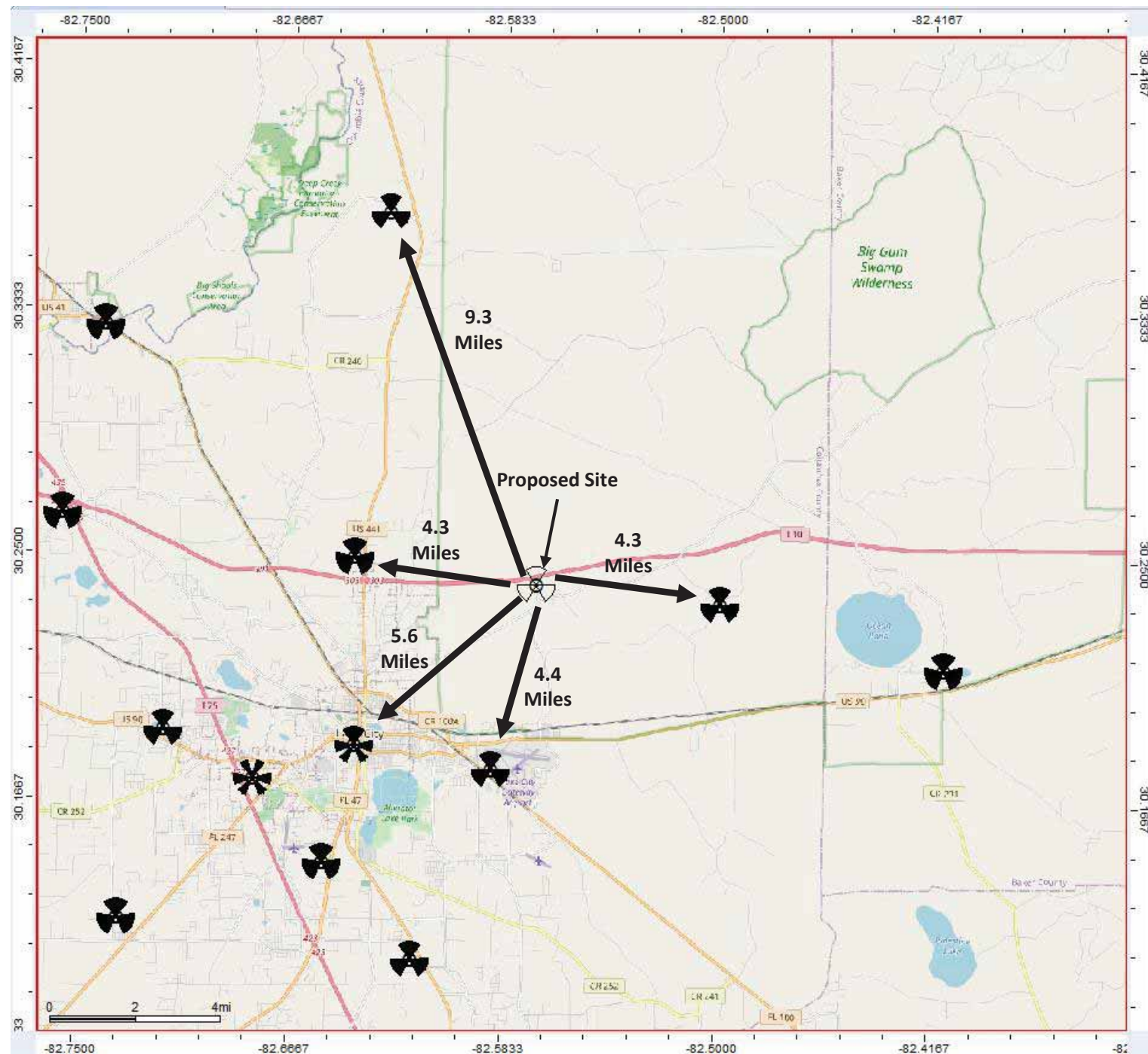
Fx: (386) 758-2160

cardlogo



Area of Interest

Distances to existing sites





13 September 2021

OMNICOM CONSULTING GROUP, INC.
TECHNICAL REVIEW REPORT
SPECIAL EXCEPTION (SE 0625) FOR
Wireless Communications Tower Facility
for
COLUMBIA COUNTY
for
City Switch II-A
305' Self-Supporting Tower

This report is in response to the Columbia County's request to perform consulting services related to the City Switch II-A (City Switch) application to construct a 305' self-supporting tower located off Sill Road on parcel 12-3S-17-04927-000 Lake City Florida. City Switch will build and own this tower while AT&T will be the anchor tenant. Omnicom Consulting Group, Inc. (OCG) has been contracted to review, analyze and evaluate the application for compliance with Columbia County's Land Development Regulations, specifically Section 4.2.34

Upon review of the application OCG would recommend approval of the special exception application.

As part of OCG's due diligences a search for existing tower sites, public structures or other appropriate support structures in the immediate area of the proposed tower site was performed. OCG performed this search through the use of the FCC ASR database, Google Earth and other available tower data bases. OCG was able to locate one existing tower structure within 1.5 miles of the proposed location.

OCG requested that the applicant consider this tower for co-location and as a result the AT&T RF engineer provided additional coverage maps from this existing tower detailing the differences between the proposed and existing sites. OCG reviewed and analyzed all submitted information from the applicant and is in agreement with the AT&T RF engineer. The proposed site provides considerable amount more coverage in the target area for this site. The table below summarizes the amount of coverage along an approximate 4 mile stretch of I-10 (the target area).

Coverage Comparison

| Coverage Map | System Configuration | I-10 in vehicle coverage in target area |
|--------------|--------------------------|---|
| 1 | Existing (No new site) | 0% |
| 2 | Proposed Site | 82.8% |
| 3 | Alternate Existing Tower | 58.2% |

Submitted by:

Christopher J. Monzingo, P.E., PMP
Senior Consultant

FCC ASR SEARCH RESULTS


ASR Registration Search Results

<https://wireless2.fcc.gov/UlsApp/AsrSearch/asrResults.jsp?searchType...>

ASR Registration Search

Registration Search Results

Displayed Results

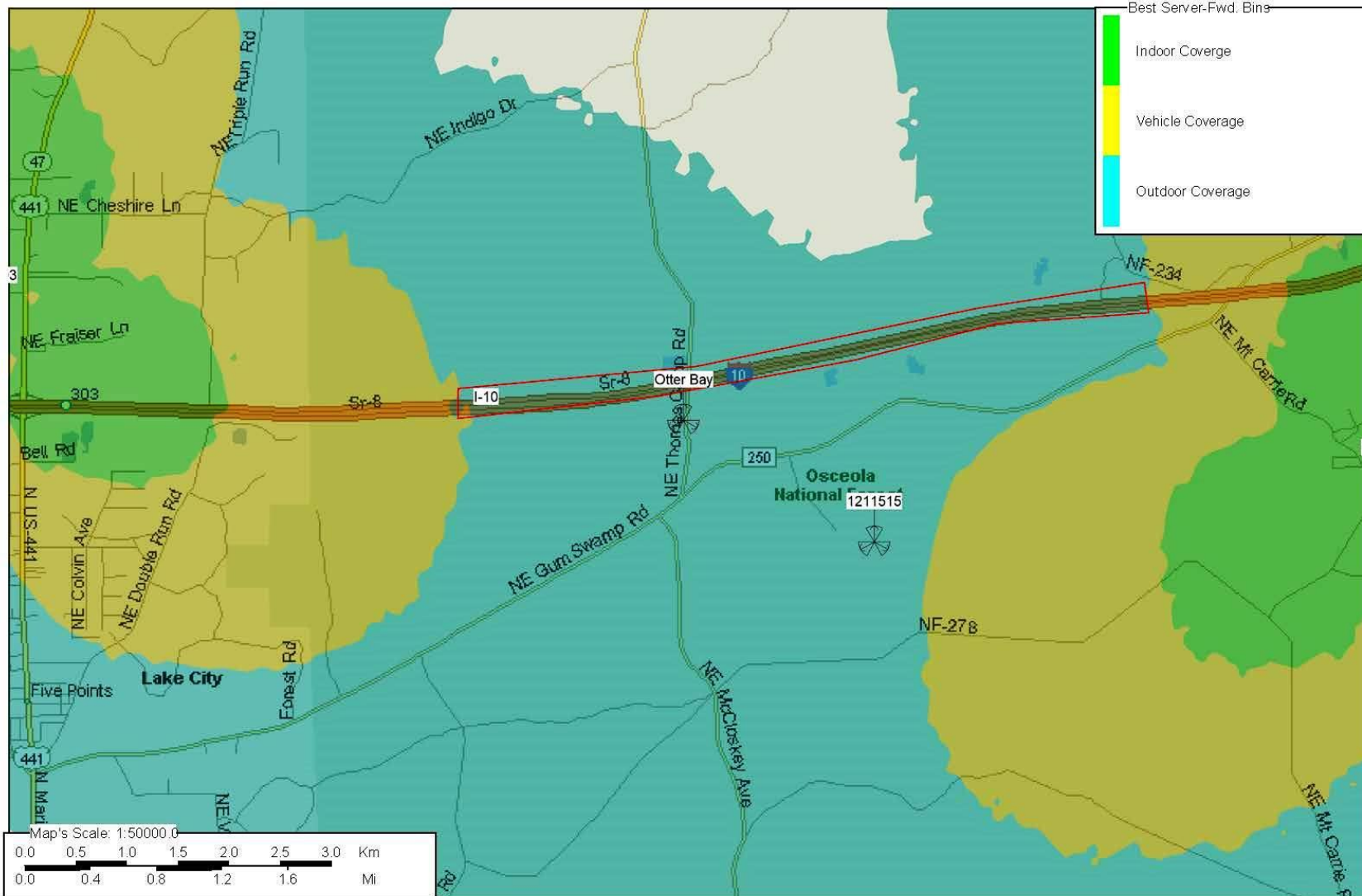
 = Pending Application(s)

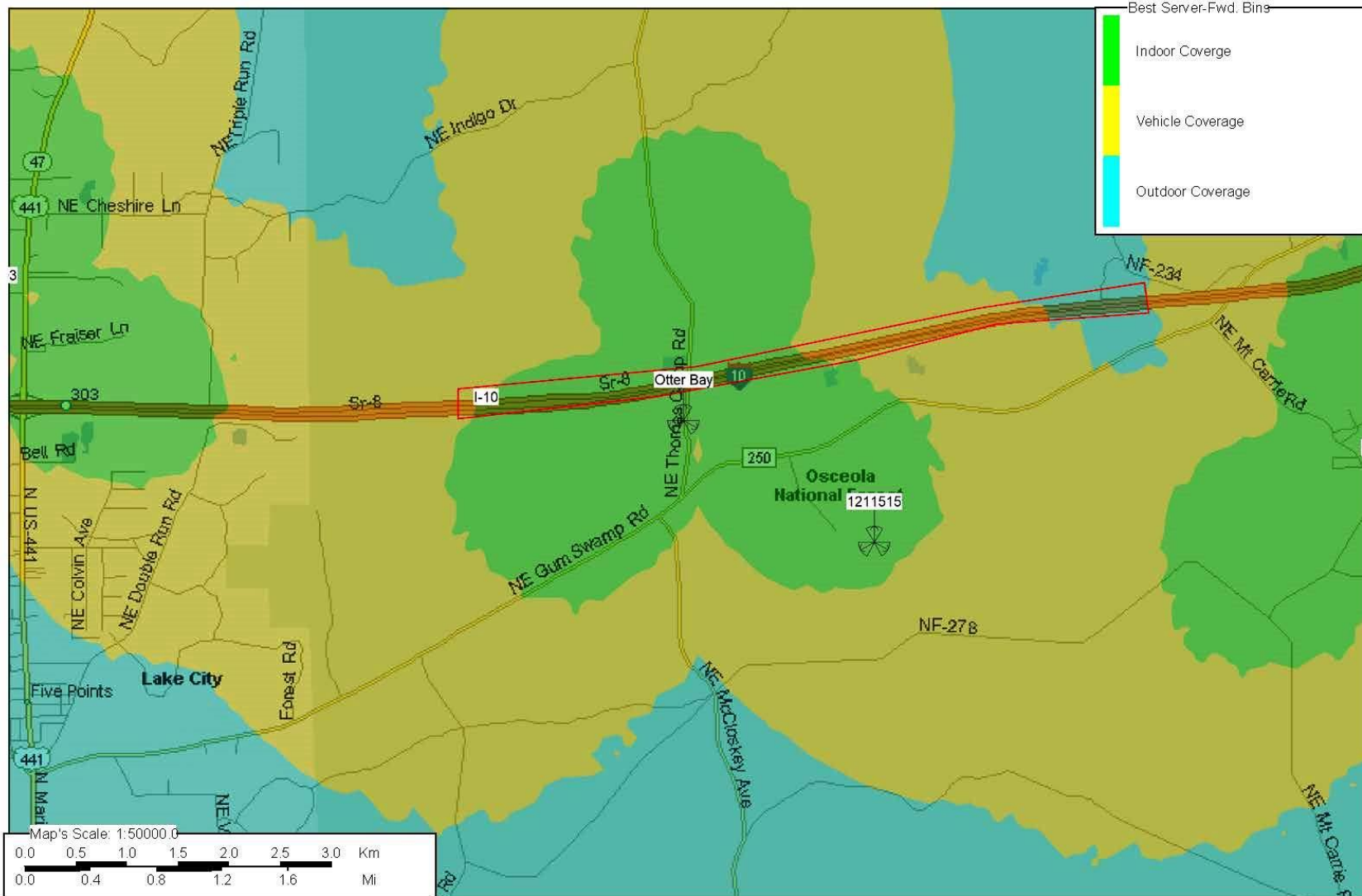
Specified Search

Latitude='30-14-25.2 N', Longitude='82-34-15.5 W', Radius=2.4 Kilometers

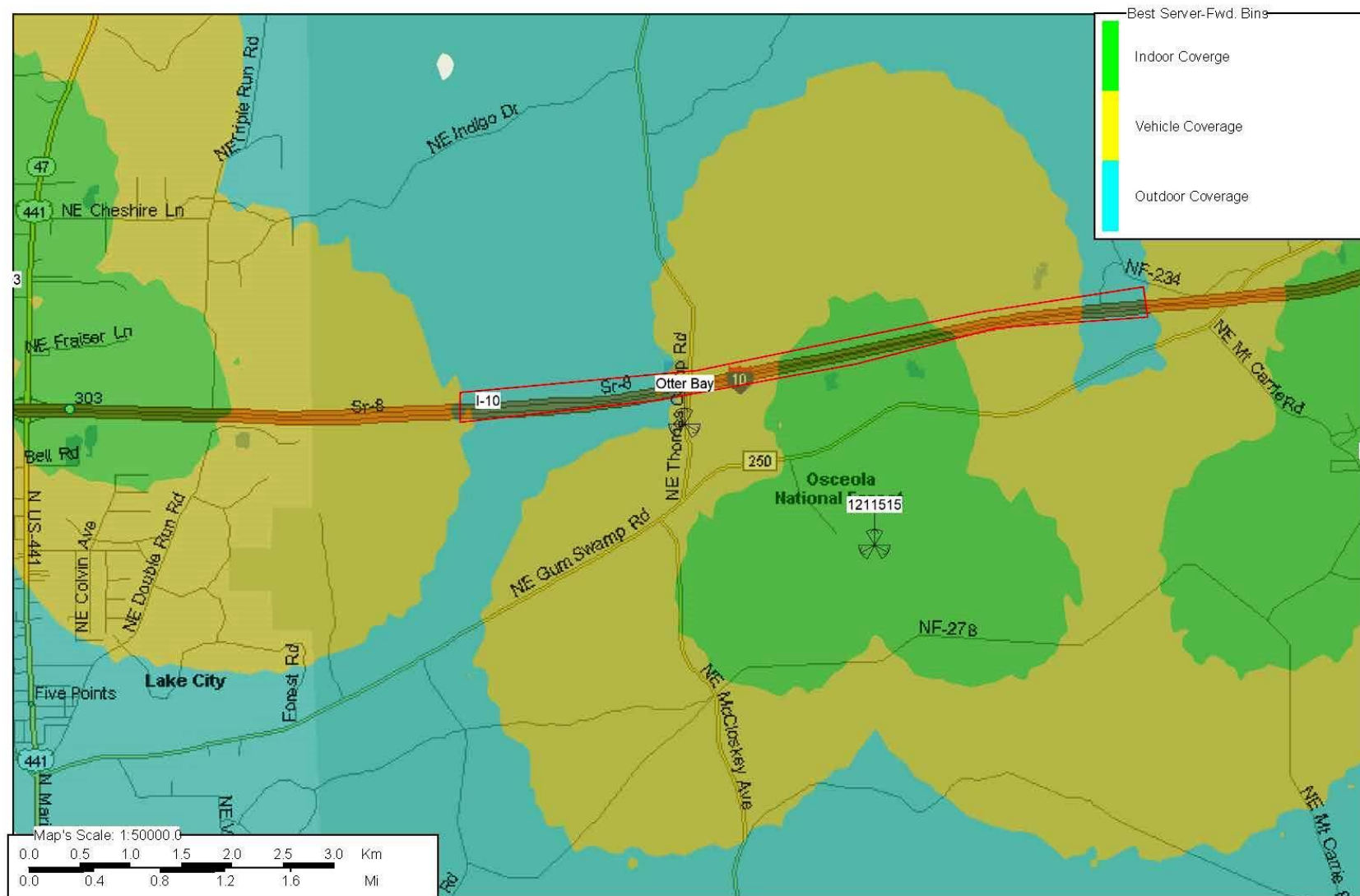
| | Registration Number | Status | File Number | Owner Name | Latitude/Longitude | Structure City/State | Overall Height Above Ground (AGL) |
|---|---------------------|-------------|-------------|--------------------|-----------------------------|----------------------|-----------------------------------|
| 1 | 1211515 | Constructed | A1189219 | STC Two, LLC | 30-13-46.6N 082-33-05.2W | Lake City, FL | 77.7 |
| 2 | 1318175 | Granted | A1175399 | CitySwitch II, LLC | 30-14-26.0N 082-34-15.5W | Lake City, FL | 96.0 |

CLOSE WINDOW





Coverage Map 2 (With Proposed Site)



Coverage Map 3 (With Existing Alternate Site)



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SE 0631
Application Fee \$3,500.00 (plus consultant fees
in excess of \$2,500.00)
Receipt No. 753407
Filing Date 03-31-2021
Completeness Date _____

Special Exception Application – Communication Towers

A. PROJECT INFORMATION

1. Project Name: Otter Bay
2. Address of Subject Property: Still Road, Lake City, FL 32055
3. Parcel ID Number(s): 12-3S-17-04927-000
4. Future Land Use Map Designation: Agriculture -2
5. Zoning Designation: A-2
6. Acreage: 26.07
7. Existing Use of Property: Improved AG
8. Proposed use of Property: Wireless Communicaitons Tower Facility
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Section 4.2.34
New 50' x 50' fenced compound within new 100' x 100' lease area and new 305' self support tower.
No new water or sewer is required as facility is unmanned.

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Kendal Lotze Title: Project Manager
Company name (if applicable): CitySwitch II-A, LLC
Mailing Address: 1900 Century Place NE, Suite 320,
City: Atlanta State: GA Zip: 30345
Telephone: (770) 862-8089 Fax: () N/A Email: kendal@ignitewireless.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Clyde F. Varnes
Mailing Address: 535 NE Clyde Varnes Rd
City: Lake City State: FL Zip: 32055
Telephone: (386) 752-0411 Fax: () N/A Email: N/A

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: No.
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes _____ ☒ No _____
Future Land Use Map Amendment Application No. CPA _____
Rezoning Amendment: ☐ Yes _____ ☒ No _____
Rezoning Amendment Application No. Z _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☒ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: ☐ Yes _____ ☒ No _____
Variance Application No. V _____
Special Exception: ☒ Yes _____ ☒ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Analysis of Section 12.2.1.(3)(h) of the Land Development Regulations ("LDRs"):
 - a. Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

2. Analysis demonstrating compliance with Section 4.2.34(4) of the Land Development Regulations (“LDRs”). Analysis must include how the proposed communication tower meets the requirements of Section 4.2.34(4)(1)(a-i), Section 4.2.34(4)(2)(a-j), and Section 4.2.34(4)(1-10) of the LDRs.
3. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
4. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
5. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
6. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.

7. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
8. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). Can be submitted in conjunction with requirement 1.a above.
9. Legal Description with Tax Parcel Number (In Microsoft Word Format).
10. Proof of Ownership (i.e. deed).
11. Agent Authorization Form (signed and notarized).
12. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
13. Fee. The application fee for a Special Exception Application for a Communication Tower is \$3,500, plus consulting fees incurred by the County in excess of \$2,500 for technical review of tower applications. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All fourteen (14) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Board of Adjustment.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 4 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The Columbia County Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Kendal Lotze

Applicant/Agent Name (Type or Print)

Kendal Lotze

Applicant/Agent Signature

3.24.2021

Date

BSG:dbb
8671.01-20-061
09/10/2020

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addressees, tax identification numbers and legal description were furnished by the parties to this instrument

REC. 35.50
DOC. 0
INT. 0
INDEX 0
CONSIDERATION 0

Inst: 202012015120 Date: 09/16/2020 Time: 2:50PM
Page 1 of 4 B: 1419 P: 1339, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk

**CORRECTIVE WARRANTY DEED
WITH RESERVATION OF LIFE ESTATE**

THIS WARRANTY DEED WITH RESERVATION OF LIFE ESTATE made this 14th
day of September, 2020, by CLYDE F. VARNES, a single person, whose mailing address
is 535 NE Clyde Varnes Road, Lake City, Florida 32055 (herein "Grantor") to CLYDE F.
VARNES, whose mailing address is 535 NE Clyde Varnes Road, Lake City, Florida 32055,
for a life estate, without any liability for waste, and with full power and authority in said life
tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property
described herein, in fee simple, with or without consideration, without joinder of the
remainderman, and with full power and authority to retain any and all proceeds generated
thereby, and the remainder to SHELLY DIANNE VARNES CARTER, whose mailing
address is 7972 240TH Street, O'Brien, Florida 32071, (herein "Grantees");

WITNESSETH:

That Grantor, for and in consideration of love and affection, hereby grants, aliens,
remises, releases, conveys and confirms unto Grantees, all that certain land situate in
Columbia County, Florida, viz:

Commence at the Northwest corner of the SE1/4 of SW 1/4, Section 12, Township 3 South, Range 17 East, and run thence N 87°31'13" E, along the North line of said SE 1/4 of SW1/4, 411.42 feet to the POINT OF BEGINNING, thence continue N 87°31'13" E, along said North line 420.00 feet, thence S 1°28'54" E, 735.00 feet, thence S 87°31'13" W 637.07 feet, to the East right-of-way line of Forest Service Road No. 236-3, thence Northerly along a curve concave to the right, with a radius of 785.51 feet, along a chord bearing N 8°06" W, a distance of 208.37 feet to the end of said curve, thence N 1°39'18" E, along said East right-of-way line, 33.04 feet, thence N 87°31'13" E, 239.27 feet, thence N 1°28'54" W 94.64 feet to the POINT OF BEGINNING.

AND

Commence at the Northwest corner of the SE 1/4 of SW 1/4, Section 12, Township 3 South, Range 17 East, and run thence N 87°31'13" E, along the North line of said SE 1/4 of SW 1/4, 831.42 feet to the POINT OF BEGINNING; thence continue N 87°34'04" E along the North line of said SE 1/4 of SW 1/4, and the North line of the SE 1/4 of SW 1/4, 757.93 feet, thence S 11°03'37" E 742.49 feet, thence S 87°31'13" W 882.32 feet, thence N 1°25'04" 739.00 feet to the POINT OF BEGINNING.

AND

Begin at the Northwest Corner of the SE¼ of the SW¼ of Section 12, Township 3 South, Range 17 East, Columbia County, Florida, and run North 87°29'36" East along the North Line of said SE¼ of SW¼ a distance of 411.42 feet to a concrete monument; thence South 1°30'54" East 494.64 feet to a concrete monument; thence South 87°29'36" West 411.43 feet to a concrete monument on the West Line of said SE¼ of SW¼; thence North 1°30'54" West along said West Line 494.64 feet to a concrete monument, and the Point of Beginning, EXCEPT a 60 ft. right-of-way for Forest Service Road No. 236, said exception containing 0.78 acre.

Being all of the property owned by Clyde F. Varnes in Columbia County, Florida, identified as Tax Parcel 12-3S-17-04927-000, as described in Official Records Book 260, page 158; Official Records Book 364, page 33, and Official Records Book 803, page 1041, all in the public records of Columbia County, Florida.

N.B. The purpose of this deed is to include the property described in Official Records Book 260, page 158, public records of Columbia County, Florida in the legal description contained in Warranty Deed dated August 25, 2020

from Grantor to Grantee which was recorded on August 26, 2020, in Official Records Book 1418, page 61, public records of Columbia County, Florida.

This deed is given subject to easements, restrictions, reservations and limitations, of record, if any, and land use and zoning rules and regulations.


Parcel Number: 12-3S-17-04927-000

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND Grantor hereby covenants with Grantees that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

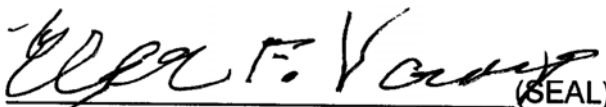
IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:



Witness
BONNIE S. GREEN

(Print/type name)

 (SEAL)

CLYDE F. VARNES



Witness
Loretta S. Steinmann

(Print/type name)

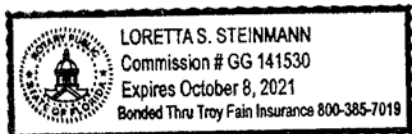
Witnesses as to Grantor

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of September, 2020, by CLYDE F. VARNES, a single person, who is personally known to me.

(NOTARIAL
SEAL)



Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My commission expires:

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Kendal Lotze & Jeff Wright
(Name of Person to Act as my Agent)

for Ignite Wireless Inc. & Henderson, Franklin, Starnes & Holt, PA & CitySwitch, LLC
(Company Name for the Agent, if applicable)

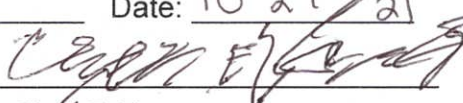
to act as my/our agent in the preparation and submittal of this application
for Special Exception for Wireless Tower
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Clyde F. Varnes

Applicant/Owner's Title: Owner

On Behalf of: N/A
(Company Name, if applicable)

Telephone: 386-752-0411 Date: 10 27 21
Applicant/Owner's Signature: 
Print Name: Clyde F. Varnes

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 27 day of Oct, 20 21, by Clyde Varnes,
whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced FID# V652 106 37 0540


(Notary Signature) (SEAL)

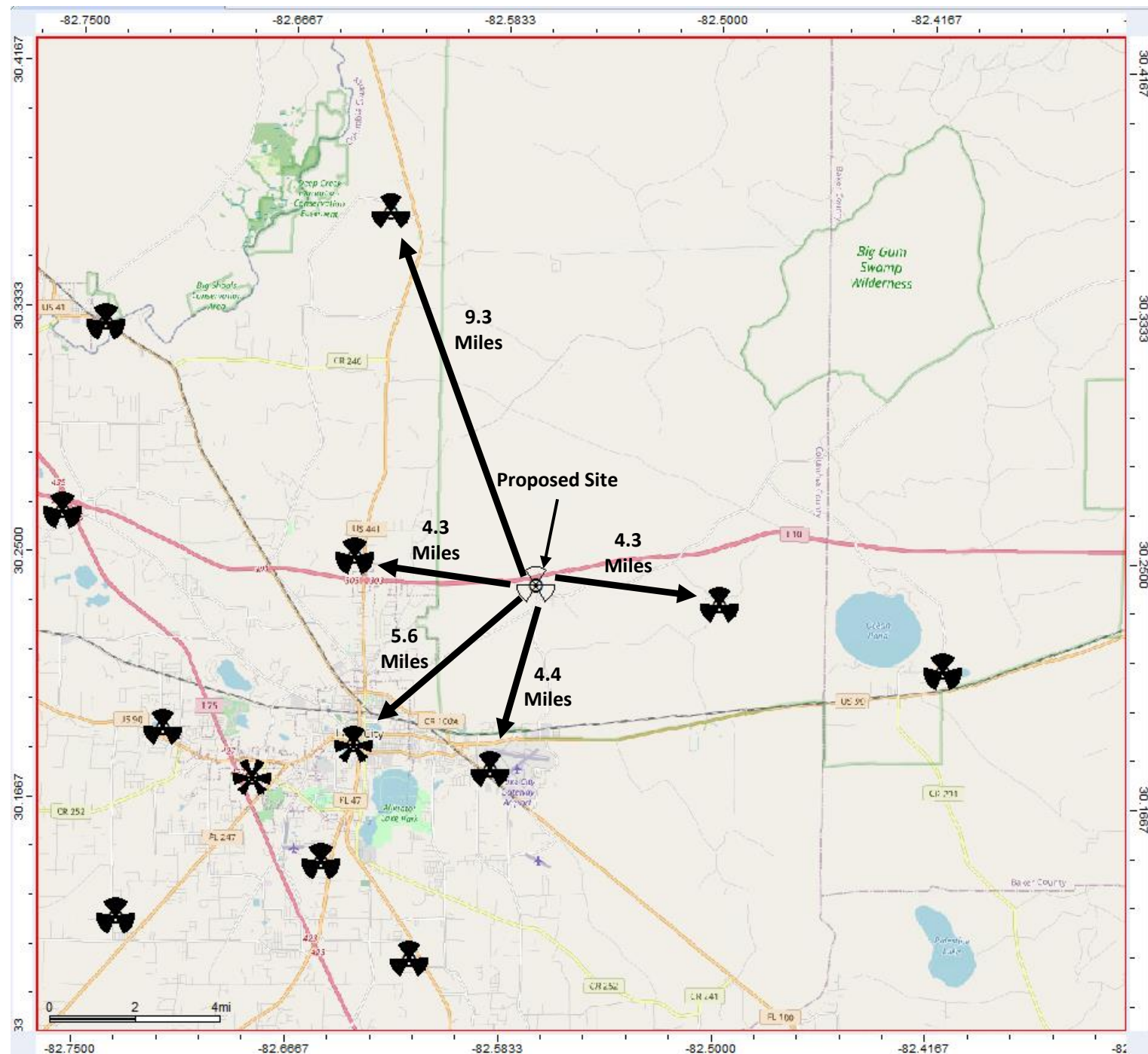


Otter Bay Cell Site

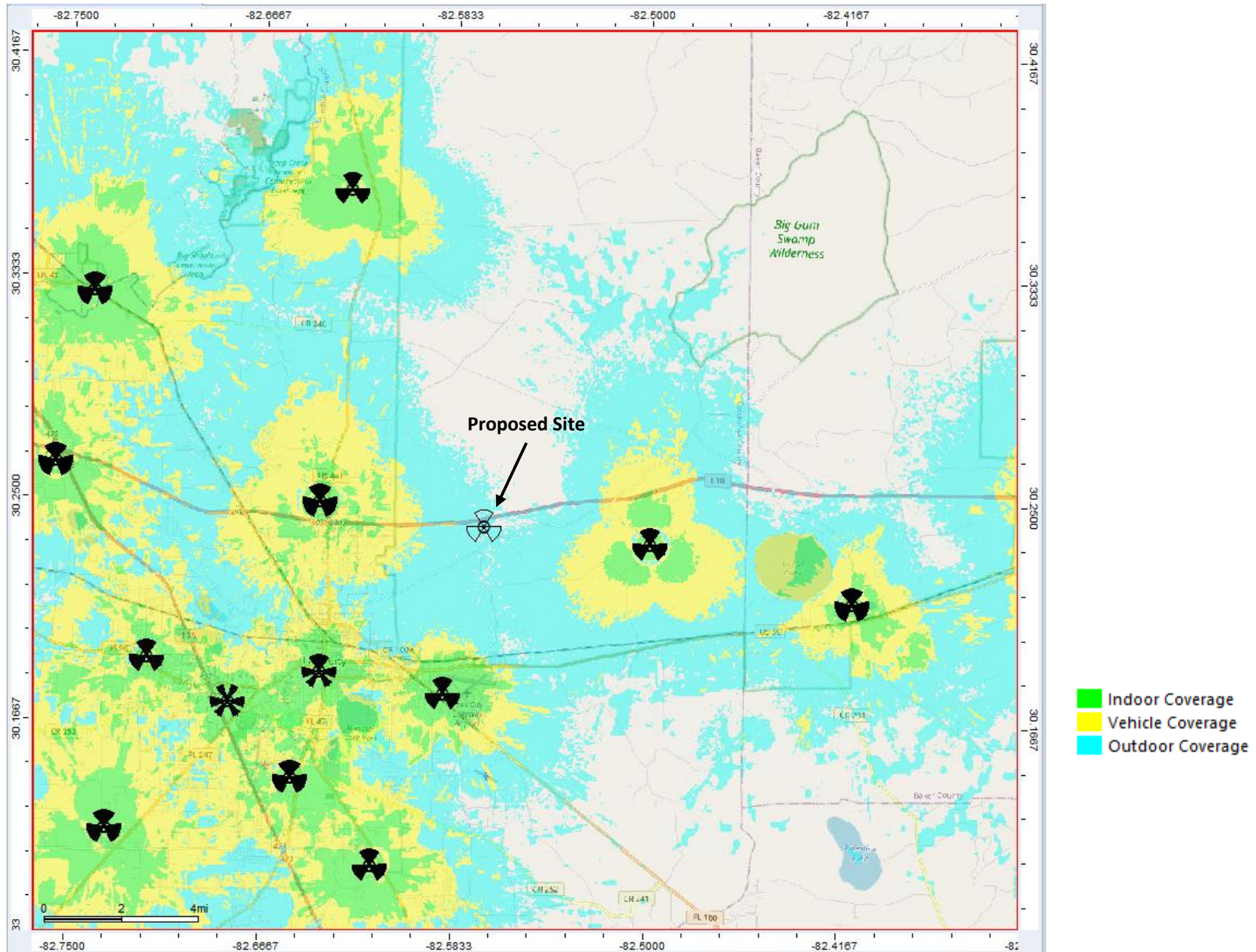
Proposal

Area of Interest

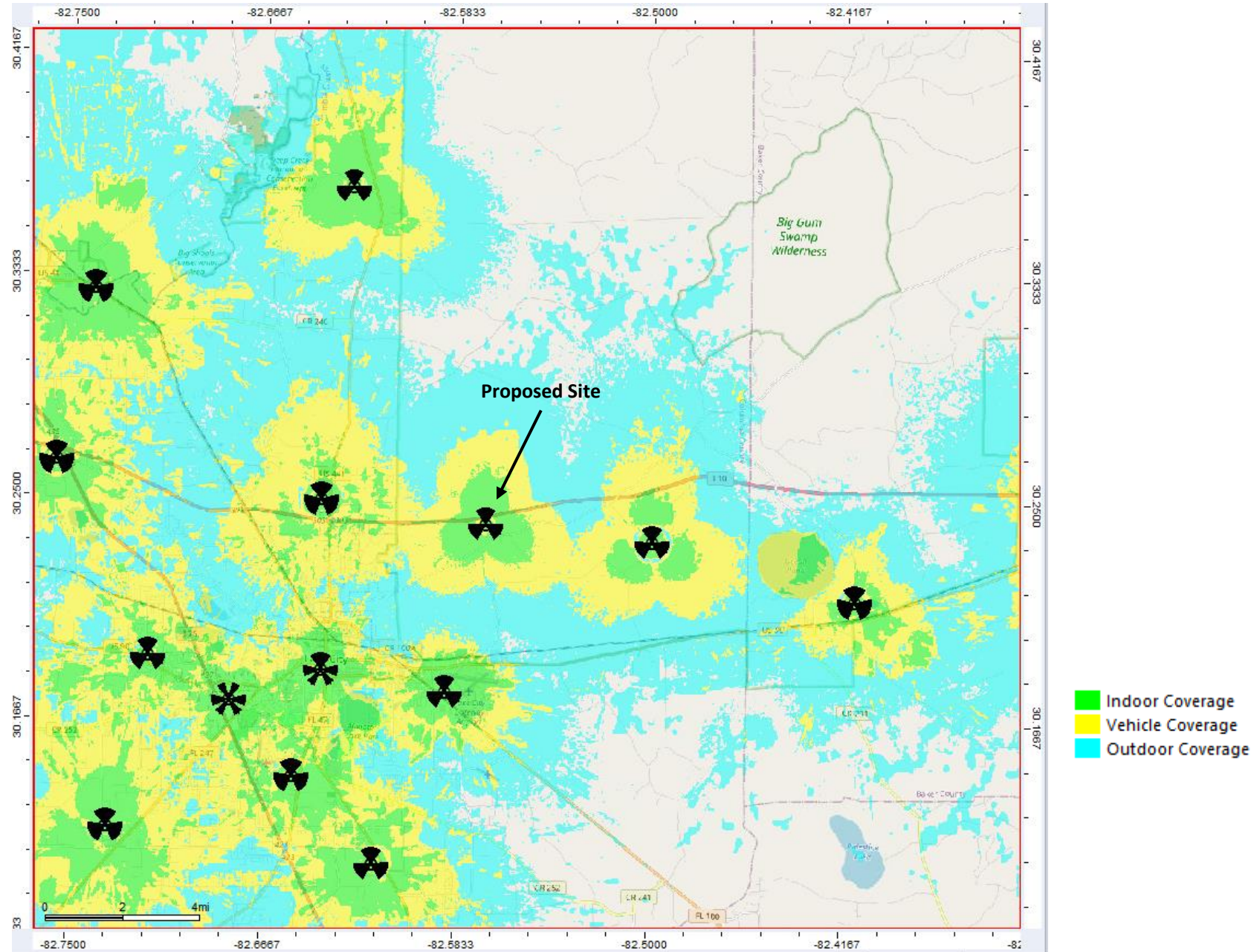
Distances to existing sites



Otter Bay Current Coverage



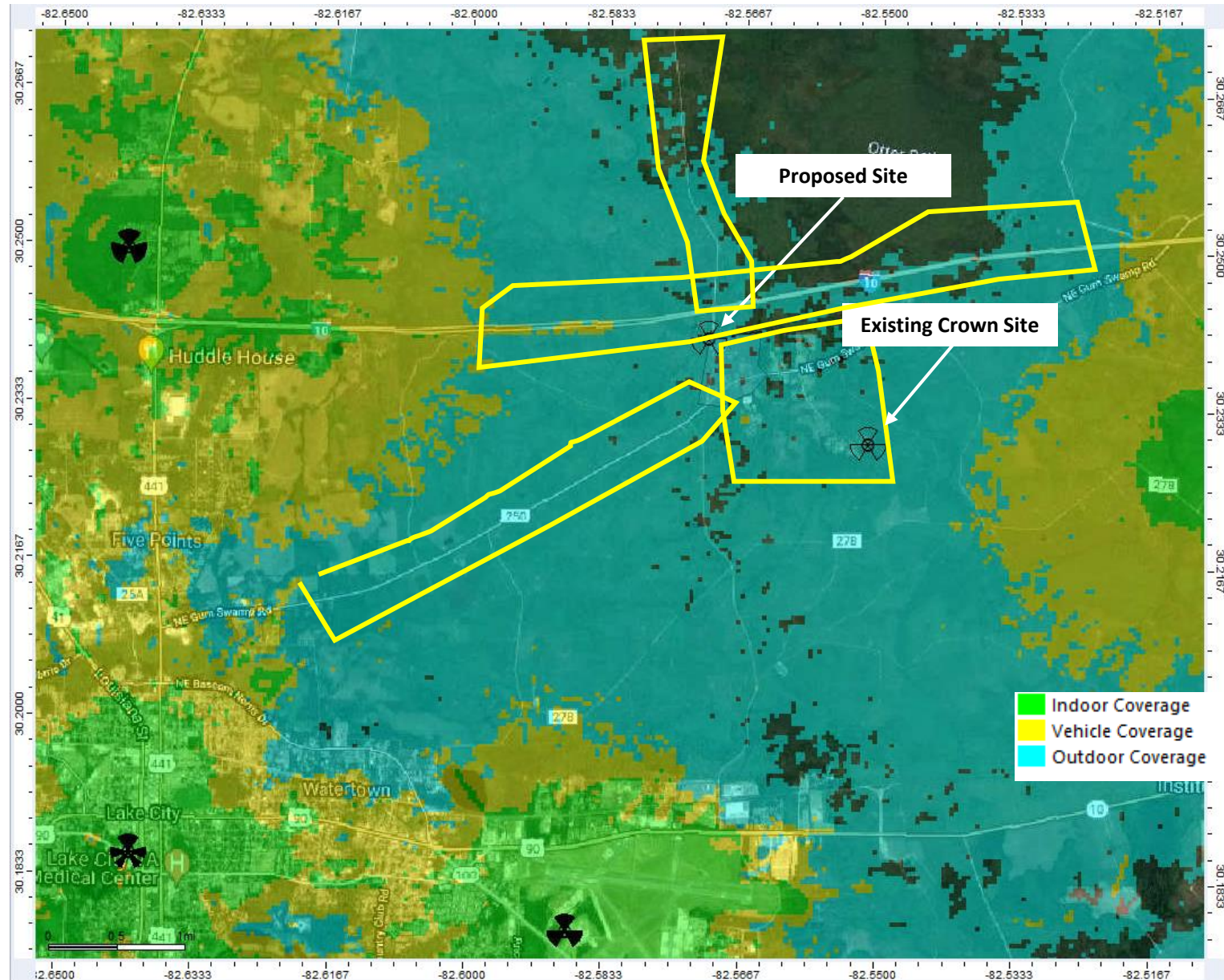
Otter Bay Planned Coverage



Otter Bay Candidate Analysis – Current Coverage and Improvement Targets

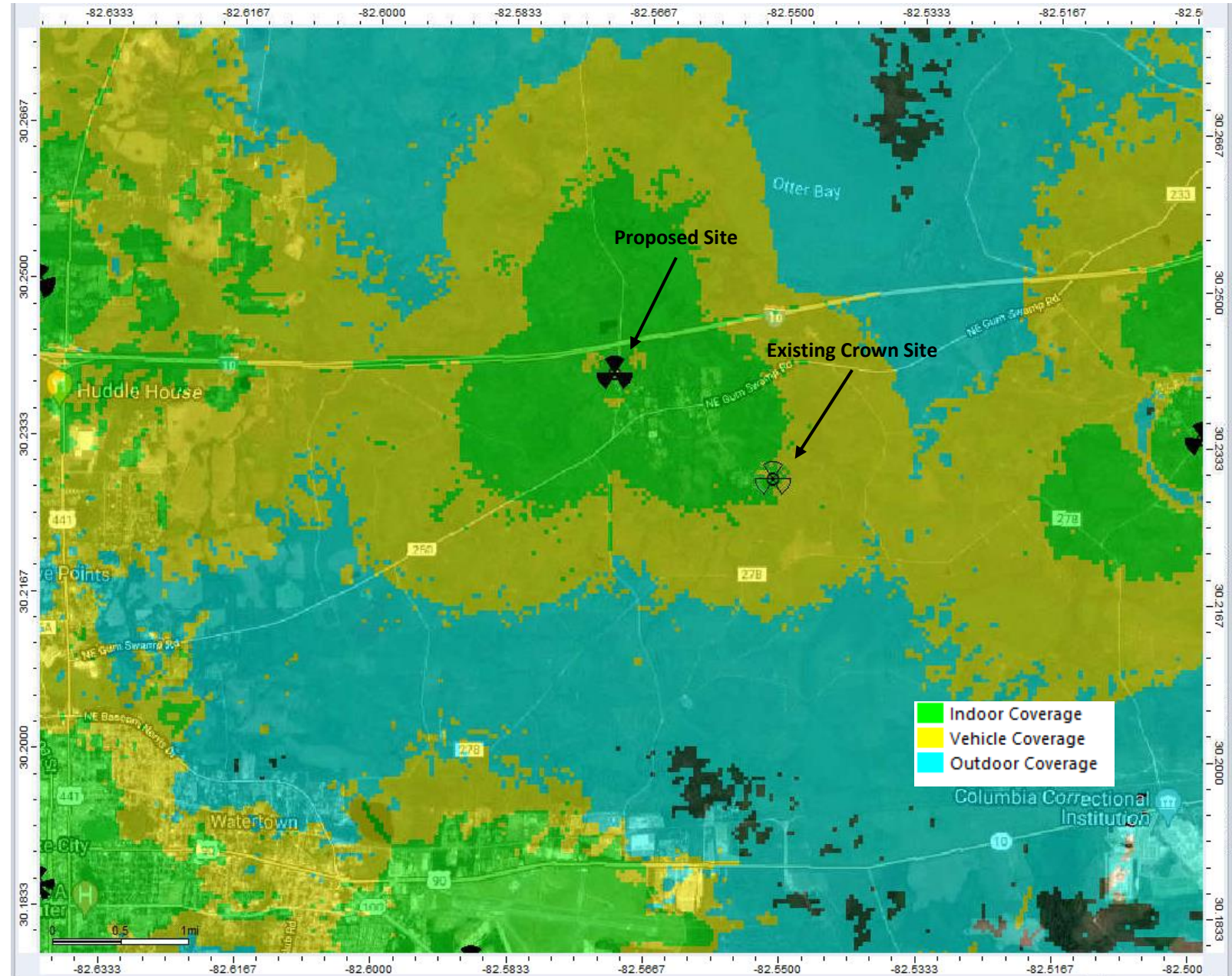
Coverage Targets include:

- 1) I-10
- 2) community along NE Gum Swamp Road and NE McCloskey Avenue
- 3) CR 250
- 4) Thomas Camp Road north of I-10



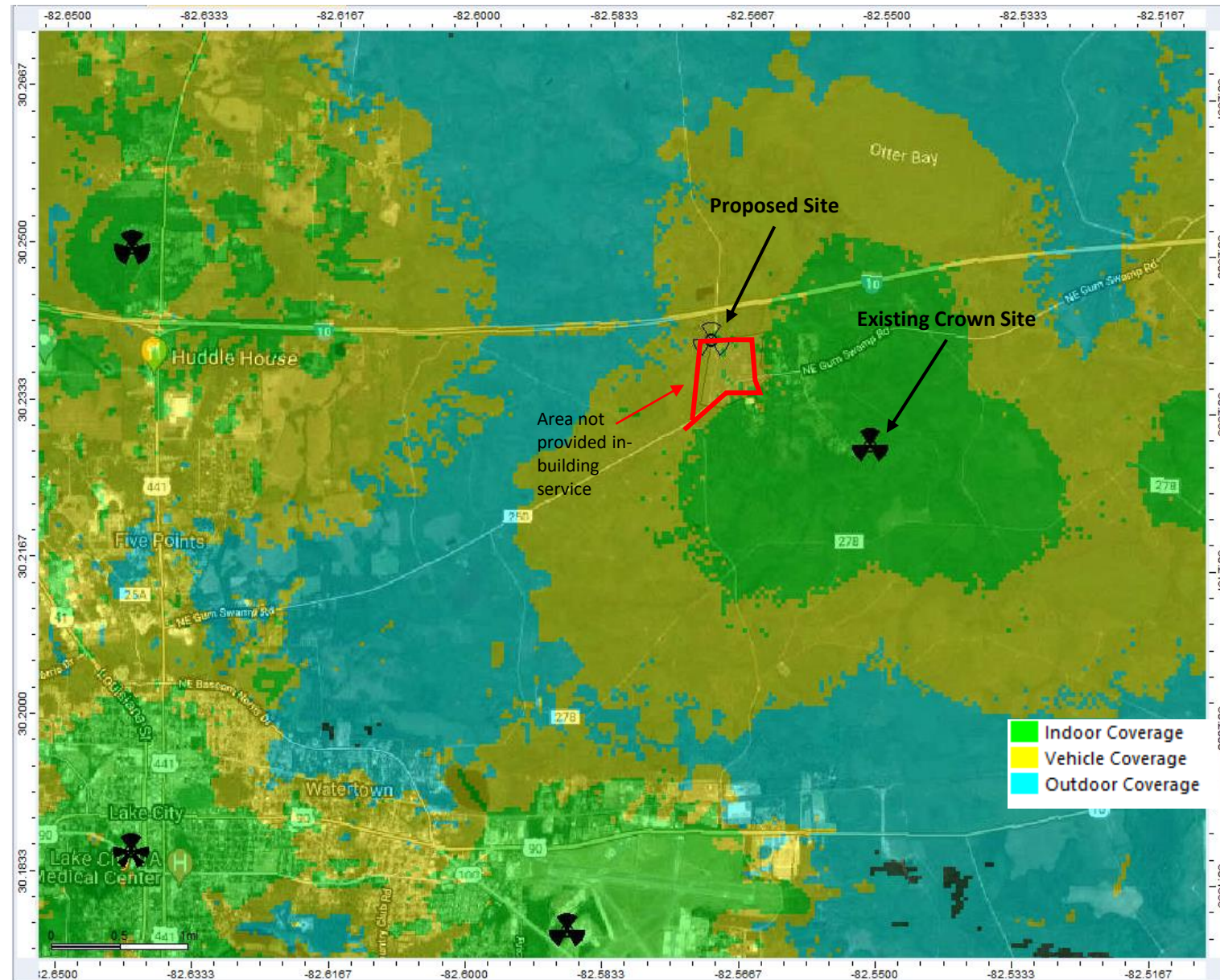
Otter Bay Candidate Analysis – Proposed Site

- 1) Proposed site offers more premium coverage along I-10 (2.7 miles)
- 2) Cover in entirety the community along NE Gum Swamp Road and NE McCloskey Avenue with premium in-building coverage
- 3) Offers more premium coverage along CR 250 towards county line (2.5 miles). In-vehicle coverage is 4.2 miles.
- 4) Coverage north of I-10 along Thomas Camp Road extends 2.1 miles.



Otter Bay Candidate Analysis – Existing Crown Site

- 1) Existing Crown site offers only 1.2 miles of premium coverage along I-10
- 2) 0.2sq miles of the community along NE Gum Swamp Road and NE McCloskey Avenue is not covered with premium in-building service.
- 3) Offers *less premium* coverage along CR 250 towards county line (1.5 miles). In-vehicle coverage is 4.2 miles.
- 4) Coverage north of I-10 along Thomas Camp Road is only 1.4 miles.





March 24, 2021

Columbia County Building & Zoning
135 Northeast Hernando Ave,
Suite 238,
Lake City, FL 32055

RE: Otter Bay/FLC014 – Project Narrative/Cover Letter

To whom it may concern:

We are proposing a 305ft grey galvanized self support tower, without guyed wires. This tower is needed to provide a continuity of coverage for the area east of I-75 along I-10. This property is owned by Clyde F. Varnes who will be leasing the ground space to CitySwitch for the proposed tower. The lease area is 10,000 SQ.FT that will house the tower, equipment shelters, and utility equipment. The tower and compound will be secured with an 8ft chain link fence that will have barbed wire along the top. This tower was designed with a fall zone radius inside the 100' x 100' lease area. (See Certified Fall Zone Letter dated 2/26/2021) This tower and compound are designed to be able to accommodate future colocation and the tower will be built to support the typical needs of up to four commercial cell carriers. The tower will be screened by the existing natural landscaping and will disturb the surrounding area as little as possible. This tower is part of the National AT&T/FirstNet federal partnership that is providing a dedicated communications network for first responders across the nation. The FirstNet network will provide dedicated 21st century communication tools that are reliable, functional, and secure for first responders all over the county. More information available at www.firstnet.gov

Sincerely,

A handwritten signature in black ink that reads "Kendal Lotze". The signature is written in a cursive, flowing style.

Kendal Lotze

Ignite Wireless
Project Manager
102 Mary Alice Park Rd
Suite 505
Cumming, GA 30040
Phone: 770-862-8089



Transforming public safety communications



The First Responder Network Authority (FirstNet) has entered into a public-private partnership with AT&T to build the first nationwide wireless broadband network dedicated to first responders for use in disasters, emergencies and daily public safety work.



FirstNet provides initial funding, 20 MHz of spectrum and deep public safety expertise to the partnership. AT&T brings a proven track record and strong commitment to public safety, as well as the commercial expertise and nationwide resources to deploy, maintain and operate the network.







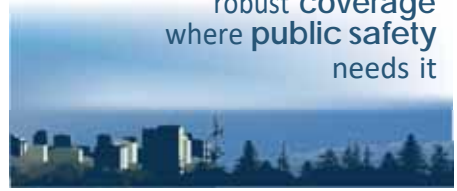




This 25-year partnership offers the best overall value to America and its public safety responders – both from an investment perspective and in terms of the lifesaving technology it will put in the hands of law enforcement, fire and emergency medical personnel in communities across the nation.

FirstNet will serve...



Technology first responders need to save lives, protect communities

| MODERNIZED | PRIORITIZED | SPECIALIZED |
|---|---|--|
| <p>innovative app & device ecosystem</p>  <p>network improvements & upgrades</p>  <p>commercially proven cybersecurity solutions</p>  | <p>emergency communications receive highest priority</p>  <p>rapid buildout with public safety input</p>  <p>nationwide public safety solutions leveraging existing infrastructure</p>  | <p>robust coverage where public safety needs it</p>  <p>connectivity for advanced mobile data</p>  <p>highly available customer care</p>  |



FirstNet

Learn more at FirstNet.gov/mediakit



TOP 10 FREQUENTLY ASKED QUESTIONS



1. What is the First Responder Network Authority?

The First Responder Network Authority is the independent authority established by Congress to deliver a nationwide broadband network dedicated to public safety. The Network is strengthening public safety users' communications capabilities, enabling them to respond more quickly and effectively to accidents, disasters, and emergencies.

The First Responder Network Authority is led by a [Board of leaders and executives](#) from the public safety community; federal, state, and local governments; and the technology, finance, and wireless sectors. It has a staff of about 200 employees with expertise in public safety, telecommunications, customer service, technology, procurement, and other areas needed to develop the Network. It is headquartered in Reston, VA, and has a technology center and lab in Boulder, CO.

2. What led to the creation of the First Responder Network Authority?

The 9/11 terrorist attacks brought to the forefront the many communications challenges that first responders face during emergencies and disasters. These issues were captured in the *9/11 Commission Report*, which identified gaps in emergency communications and recommended a nationwide network for law enforcement, fire, and emergency medical personnel communications.

The public safety community united to fulfill the 9/11 Commission's recommendation. Public safety organizations and associations advocated before Congress for a dedicated, reliable wireless network for first responders. Their advocacy efforts led to the passage of legislation in 2012 to create the agency to deploy the Network in all U.S. states and territories, including rural communities and tribal nations.

3. How has public safety been involved in the vision for the FirstNet network?

Public safety officials have worked closely with the First Responder Network Authority since its inception in 2012 to ensure the Network meets first responders' needs – today and in the future. The agency's outreach and consultation efforts have connected the organization to more than 1.8 million first responders and state public safety and technology executives across the country.

Specifically, the First Responder Network Authority has consulted extensively with [state single points of contact \(SPOCs\)](#) in each of the 50 U.S. states, 5 territories, and the District of Columbia, as well as local/municipal, tribal and federal public safety leaders. It also coordinates with public safety through the [Public Safety Advisory Committee \(PSAC\)](#), which provides guidance and subject matter expertise from a first responder perspective. Public safety leaders at the national, state and local levels continue to advocate for and support deployment of the Network.

4. How was AT&T selected to build, operate, and maintain the FirstNet network?

The First Responder Network Authority and the Department of Interior made the 25-year award based on the determination of the overall best value solution for FirstNet and public safety. The buildup to the award included a fair, competitive procurement process that began in January 2016 with [release of the Network RFP](#).

The procurement process followed the Federal Acquisition Regulation (FAR) and encouraged offerors to provide innovative solutions that could meet or exceed the needs of public safety.

The procurement was open to all entities, whether traditional wireless companies or new entrants, provided their proposal could meet the RFP's statement of objectives. AT&T was selected on a best-value award that considered financial sustainability and was based on more than just a technically acceptable solution at the lowest cost. The evaluation of proposals assessed the offerors' ability to submit a cost-effective and innovative model, and to meet or exceed the 16 objectives and evaluation factors outlined in the FirstNet RFP.

5. Why is the Network being built and operated through a public-private partnership?

The First Responder Network Authority and AT&T are modernizing and improving public safety communications by leveraging private sector resources, infrastructure, and cost-saving synergies to deploy and operate the Network. This public-private model also helps keep costs down for American taxpayers. To do this, Congress used the sale of communications airwaves (or spectrum) to fund FirstNet's initial operations and help start network deployment; the \$7 billion FirstNet received in initial funding came from FCC spectrum auction revenue, not taxpayer funds.

If the federal government were to build, maintain and operate this Network, the estimated cost would be tens of billions of dollars over 25 years. [The Government Accountability Office has estimated](#) it could cost up to \$47 billion over 10 years to construct and operate the Network.

With this partnership approach, the First Responder Network Authority and AT&T do not need any additional federal funding to build and operate the Network – it is a fully funded, self-sustaining Network. In return, America's first responders get services far above and beyond what they have today over a first-class broadband network dedicated to their communications needs.

6. What are the key terms this public-private partnership?

Congress intended for the Network to be built and operated as a public-private partnership that brings together the best of the private sector, including commercial best practices, infrastructure, and resources – with the First Responder Network Authority’s public safety expertise. This approach will lead to a fully-funded, self-sustaining Network that will serve public safety for years to come. This business model is built upon the efficient use of resources, infrastructure, cost-saving synergies, and incentives, including:

- 20 MHz of federally owned spectrum and \$6.5 billion in initial funding to the partnership; in return AT&T will deploy and operate a nation- wide high-speed broadband network for public safety over 25 years.
- AT&T will invest about \$40 billion over the life of the contract to build, operate, deploy, and maintain the Network, and together with the First Responder Network Authority will help ensure the Network evolves with the needs of public safety.
- AT&T can use FirstNet’s spectrum when it is not being used by public safety for other, commercial purposes. The company will prioritize first responders over any other commercial users.
- First Responder Network Authority will oversee the contract to ensure it delivers innovation, technology and customer care to public safety through various mechanisms, including subscriber adoption targets, milestone buildouts, disincentive fees and other mechanisms outlined in the contract.

7. What will the FirstNet Network provide first responders that they don’t have today?

Today, in emergencies and at large events, heavy public use can lead to wireless communications networks becoming overloaded and inaccessible. In those instances, public safety users are treated the same as any other commercial or enterprise user, and communications can be limited due to congestion and capacity issues.

With the FirstNet Network, public safety will get a dedicated “fast lane” that provides highly secure communications every day and for every emergency. It will deliver specialized features to public safety that are not available on wireless networks today – such as priority access; preemption; more network capacity; and a resilient, hardened connection. The Network will deliver more than just a public-safety-dedicated wireless connection – it is also creating devices and apps ecosystems that will connect first responders to innovative, life-saving technologies.

8. How will the Network benefit first responders and help them do their jobs better?

FirstNet will improve communications, response times and outcomes for first responders from coast-to-coast, in rural and urban areas, inland and on boarders – leading to safer, and more secure communities. The Network will provide first responders with innovation and robust capacity so they can take advantage of advanced technologies, tools and services during emergencies, such as:

- Applications that allow first responders to reliably share videos, text messages, photos and other information during incidents in near real-time;
- Advanced capabilities, like camera-equipped connected drones and robots, to deliver images of wildfires, floods or other events;
- Improved location services to help with mapping capabilities during rescue and recovery operations; and
- Wearables that could relay biometric data of a patient to the hospital or alert when a fire fighter is in distress.

Network technology will also be tested and validated through the [FirstNet Innovation and Test Lab](#), located in Boulder, CO, so first responders will have the proven tools they need in disasters and emergencies.

9. What’s happening with FirstNet now?

All 50 states, five U.S. territories and Washington, D.C., have “opted in,” to FirstNet, meaning each has accepted its individual State Plan detailing how the network will be deployed in their state/territory.

The First Responder Network Authority’s public-private partnership with AT&T provides first responders with immediate access to mission-critical capabilities over the FirstNet network. This includes priority and preemption features that give first responders their own “fast lane” on the public safety network to communicate and share information during emergencies, large events, or other situations when commercial networks could become congested. FirstNet is the only broadband network to provide ruthless preemption for public safety.

Key FirstNet activities include:

Expanding the Network and Building Out Band 14: The First Responder Network Authority has issued work orders to deploy the RANs. This gave AT&T the green light to expand FirstNet’s footprint and deploy Band 14 capacity and coverage throughout the nation, providing first responders with the bandwidth and mission critical connections they need to communicate, share information, and use innovative technologies every day and in every emergency.

Driving public safety innovation: FirstNet is also unlocking a new technology marketplace for public safety, enabling first responders to benefit from advancements in innovation. The FirstNet App Catalog store will be filling up with FirstNet-approved mobile apps that are optimized for public safety use over the Network.

Securing emergency communications: FirstNet’s first-of-its-kind core infrastructure will give first responders the dedicated, highly secure, non-commercial network they deserve. The FirstNet Core, delivered in March 2018, provides full encryption of public safety data over FirstNet and end-to-end cyber security. FirstNet subscribers also have access to a dedicated Security Operations Center, offering 24/7/365 support.

Engaging with public safety: The First Responder Network Authority will continue to engage with public safety in the states, territories, federal agencies, and tribal nations to ensure the network meets their needs and incorporate their feedback in the design of future FirstNet products and services.

10. How can I learn more?

Stay up-to-date on the First Responder Network Authority activities and the building and deployment of FirstNet at www.firstnet.gov. Follow us on [Twitter](#), [Facebook](#) and [YouTube](#).



PARCEL NUMBER: 12-3S-17-04927-000



APPROVALS

PENDING APPROVAL OF THE JURISDICTION, THE FOLLOWING PARTIES HAVE REVIEWED THE DESIGN WITHIN THEIR FUNCTIONAL RESPONSIBILITIES AND HAVE APPROVED THIS PROJECT FOR CONSTRUCTION. CONTRACTORS MAY NOT START CONSTRUCTION WITHOUT A NOTICE TO PROCEED (NTP).

| | PRINT NAME | SIGNATURE | DATE |
|--------------|------------|-----------|------|
| LANDLORD | | | |
| PRECON. MGR | | | |
| DEVELOP. MGR | | | |
| CONST. INSP. | | | |
| A&E MGR | | | |
| RF ENGINEER | | | |
| OPERATIONS | | | |
| ZONING REP | | | |
| UTILITIES | | | |

CITY SWITCH II-A

NEW SITE BUILD

SITE NAME/NUMBER

OTTER BAY / FLC014

COLUMBIA COUNTY

SITE ADDRESS

STILL ROAD

LAKE CITY, FL 32055

FA NUMBER

15123847

PACE JOB NUMBER

MRTFL001205

RFDS NOTES

THESE CONSTRUCTION DRAWINGS ARE BASED ON RF DATA SHEET (RFDS) DATED 03/22/2020. CONTRACTOR SHALL CONFIRM WITH AT&T ON THE LATEST RFDS PRIOR TO CONSTRUCTION.

PROJECT DESCRIPTION

NEW 50'-0" X 50'-0" FENCED COMPOUND WITHIN NEW 100'-0" X 100'-0" LEASE AREA AND NEW 305'-0" SELF SUPPORT TOWER. NO NEW WATER OR SEWER IS REQUIRED AS FACILITY IS UNMANNED.

UTILITIES

ELECTRIC: CLAY ELECTRIC CO-OP
CONTACT: T.B.D.
TEL: T.B.D.

TELEPHONE: WINDSTREAM
CONTACT: T.B.D.
TEL: T.B.D.

CONTACTS

PROPERTY OWNER:

CLYDE F. VARNES
535 NE CLYDE VARNES ROAD
LAKE CITY, FL 32055

TOWER OWNER:

CITYSWITCH II-A
1900 CENTURY PLACE NE, SUITE 320
ATLANTA, GA 30345



*** CAUTION ***

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FOR EMERGENCIES CALL: 911

SHEET INDEX

| SHEET NUMBER: | DESCRIPTION: |
|---|----------------------------------|
| T-1 | TITLE SHEET |
| T-2 | GENERAL NOTES |
| T-3 | GENERAL NOTES |
| T-4 | GENERAL NOTES |
| T-5 | SITE SIGNAGE |
| T-6 | SITE SIGNAGE |
| 1 OF 3 | SURVEY (BY OTHERS) |
| 2 OF 3 | SURVEY (BY OTHERS) |
| 3 OF 3 | SURVEY (BY OTHERS) |
| C-1 | OVERALL SITE PLAN |
| C-2 | ENLARGED SITE PLAN |
| C-3 | EQUIPMENT PLAN |
| C-4 | GRADING PLAN |
| C-4.1 | GRADING DETAILS |
| C-5 | TOWER ELEVATION |
| C-6 | ANTENNA CONFIGURATION & SCHEDULE |
| C-7 | EQUIPMENT DETAILS |
| C-8 | EQUIPMENT DETAILS |
| C-9 | EQUIPMENT DETAILS |
| C-10 | PLUMBING DIAGRAM |
| C-11 | ICE BRIDGE DETAILS |
| C-12 | FENCE & SITE DETAILS |
| E-1 | UTILITY PLAN |
| E-2 | ENLARGED UTILITY PLAN |
| E-3 | UTILITY DETAILS |
| E-4 | ONE LINE DIAGRAM |
| GR-1 | GROUNDING PLAN |
| GR-2 | EQUIPMENT GROUNDING PLAN |
| GR-3 | GROUNDING DETAILS |
| GR-4 | GROUNDING DETAILS |
| GR-5 | GROUNDING DETAILS |
| FOR REFERENCE ONLY | |
| TOWER AND FOUNDATION DESIGN DATED (PENDING) | |

PROPERTY SUMMARY

PROJECT DATA:

SITE NAME : OTTER BAY
SITE NUMBER : FLC014
SITE ADDRESS : STILL ROAD
LAKE CITY, FL 32055
JURISDICTION : COLUMBIA COUNTY
PARCEL NUMBER : 12-3S-17-04927-000

SITE DATA:

LATITUDE : 30° 14' 26.04" N (30.240567°) (NAD83)
LONGITUDE : 82° 34' 15.45" W (-82.570958°) (NAD83)
GROUND ELEVATION : 148.3 FT. (NAVD 88)
PROPOSED TOWER TYPE : SELF SUPPORT TOWER
PROPOSED TOWER HEIGHT : 305 FT.
ANTENNA RAD CENTER : 300 FT.
CONSTRUCTION AREA : 10,000± SQ. FT.

DESIGN DATA:

NOMINAL WIND SPEED : 91 (3 SECOND GUST)
ULTIMATE WIND SPEED : 118 MPH (3 SECOND GUST)
RISK CATEGORY : II
EXPOSURE CATEGORY : C

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES:

CONSTRUCTION CODES:

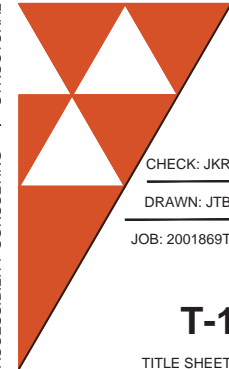
- INTERNATIONAL BUILDING CODE: 2015 EDITION WITH 2017 FLORIDA AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE: 2015 EDITION WITH 2017 FLORIDA AMENDMENTS
- FLORIDA FIRE PREVENTION CODE: SIXTH EDITION, 2017
- INTERNATIONAL PLUMBING CODE: 2015 EDITION WITH 2017 FLORIDA AMENDMENTS
- INTERNATIONAL MECHANICAL CODE: 2015 EDITION WITH 2017 FLORIDA AMENDMENTS
- INTERNATIONAL FUEL GAS CODE: 2015 EDITION WITH 2017 FLORIDA AMENDMENTS
- NATIONAL ELECTRICAL CODE: 2017 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION WITH 2017 FLORIDA AMENDMENTS
- STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES (TIA-222-G)

EXPIRES: 02/28/21 SIGNED:

REVISIONS

| REV. | ISSUED FOR | DATE | BY |
|------|-------------------|----------|-----|
| A | FOR CLIENT REVIEW | 09/21/20 | JTB |
| B | REVISION | 10/13/20 | JTB |
| C | REVISION | 11/05/20 | JTB |
| Δ | REVISION | 12/17/20 | JTB |

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CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL



CHECK: JKR

DRAWN: JTB

JOB: 2001869T

T-1

TITLE SHEET

CITY SWITCH II-A

FLC014

OTTER BAY

STILL ROAD

LAKE CITY, FL 32055



WT Group
Engineering • Design • Consulting

WT GROUP

Engineering with Precision, Pace and Passion
2975 Pratum Avenue | Hoffman Estates, IL 60132
T: 224.293.6333 | F: 224.293.6444
wtengineering.com

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3.17 TENANT IMPROVEMENT SITE GROUNDING

3.18 LIMITS OF BEND RADIUS

3.19 BONDING PREPARATION & FINISH

3.20 TESTING

3.21 SPECIAL CONDITIONS

3.22 EXTERNAL GROUND RING

3.23 GROUND RODS (REPLACEMENT)

3.24 ROCK WITH SOME OR NO SOIL COVER

A. A COMBINATION OF SHORT GROUND RODS MAY BE USED WITH 3" SQUARE 1/4" COPPER PLATES. A MINIMUM OF TWO PLATES SHOULD BE USED AND SHOULD REPLACE GROUND RODS ON AN EQUIVALENCY OF TWO GROUND ROD LENGTHS PER COPPER PLATE. THE COPPER PLATE SHOULD BE PLACED IN A MINIMUM 3" BENTONITE BASE AND COVERED WITH 3" OF BENTONITE FILL PRIOR TO BACKFILL.

B. AN ACTIVE TYPE CHEMICAL ROD SYSTEM MAY BE USED. THIS IS AN ENGINEERING JUDGMENT AND SHOULD BE USED ONLY WHERE NECESSARY, DUE TO EXPENSE. IN ALL CASES, THE STANDARD PRACTICES OUTLINED IN THIS DOCUMENT SHOULD BE FOLLOWED TO THE EXTENT THAT IS APPLICABLE, AND SHOULD BE MODIFIED AS TO THE QUANTITY OF GROUND RODS AND CONDUCTOR SIZE ONLY AS RECOMMENDED BY THE MANUFACTURER OF THE GROUND ROD SYSTEM.

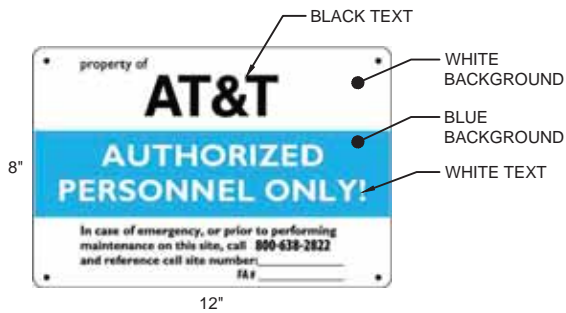
C. A SYSTEM UTILIZING CORED SHAFTS, STANDARD GROUND RODS ON A TYPICAL LAYOUT, WITH A BENTONITE (CLAY) BACKFILL. IN THIS CASE EACH GROUND ROD SHOULD BE TESTED INDIVIDUALLY, AND EACH ROD SHOULD HAVE AN ACCESS BOX PLACED FOR FUTURE TESTING.

- A. HIGH RISE BUILDINGS PRESENT A UNIQUE PROBLEM IN GROUNDING. A FACILITY INVESTIGATION SHOULD BE MADE INTO THE STRUCTURE OF THE BUILDING, AND AS TO THE POSSIBLE PRESENCE OF AN EXISTING LIGHTNING PROTECTION SYSTEM. IF ONE IS IN PLACE AND APPEARS ADEQUATE IN DESIGN, IT WILL BE NECESSARY TO CONNECT THE ANTENNA SYSTEM TO THE EXISTING SYSTEM, WITH A TEST TO THE SYSTEM AFTER INSTALLATION TO ENSURE THAT IT HAS NOT CAUSED THE SYSTEM TO EXCEED 5 OHMS.
- B. STRUCTURAL STEEL BUILDINGS: IF THE BUILDING IS BUILT OF STRUCTURAL STEEL, IT MAY BE POSSIBLE TO GROUND THE ANTENNAS TO THE BUILDING SITE. IT IS PREFERABLE TO GROUND THE ANTENNAS AND THE SITE TO A DIRECT EARTH CONNECTION, BY USE OF SEPARATE DOWN LEADS OF CONSIDERABLE SIZE (250 MCM OR LARGER) COMING FROM GROUND BUSS BARS TO COLLECT THE GROUND INPUT, AND RUN DOWN A VERTICAL SHAFT OR STAIRWELL TO A PATTERN OF NO LESS THAN FOUR GROUND RODS. WHERE PRACTICAL, THE BUILDING STEEL SHOULD BE BONDED TO THE GROUND RING WITH A SEPARATE LEAD TO THE GROUND ROD FIELD.
- C. A SYSTEM STRUCTURAL CONCRETE BUILDINGS ARE MORE DIFFICULT TO GROUND PROPERLY. THE ANTENNAS SHOULD BE GROUNDED TO A SEPARATE BUSS BAR AND DOWN LEAD WHERE THE COAXIAL CABLES ENTER THE BUILDING. THE DOWN LEAD SHOULD BE RUN IN A SIMILAR FASHION AS IN THE STRUCTURAL STEEL EQUIPMENT ROOM. THE DOWN LEADS SHOULD BE PROTECTED IN CONDUIT AND SHOULD BE INSTALLED AS FAR APART AS IS PRACTICAL FROM EACH OTHER. THE SEPARATE DOWN LEADS SHOULD NOT CONTACT EACH OTHER UNTIL CONNECTION WITH THE FIRST GROUND ROD.

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CHECK: JKR
 DRAWN: JTB
 JOB: 2001869T

T-4
 GENERAL NOTES



WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: WALK IN CABINET OR TENANT IMPROVEMENT ROOM DOOR. IF OUTDOOR CABINET SITE PLACE ON END CABINET CLOSEST TO SITE ACCESS POINT. PLACE ON GENERATOR
QUANTITY: 1 TO 2

1 PROPERTY OF AT&T

SCALE: NONE



WHITE BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: OUTDOOR EQUIPMENT CABINET AND GENERATOR
QUANTITY: 1 PER CABINET OR GENERATOR

2 AT&T IDENTIFICATION SIGN

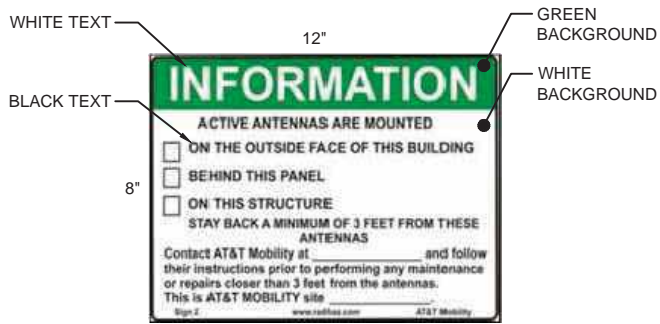
SCALE: NONE



WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2

3 FCC REGISTRATION SIGN

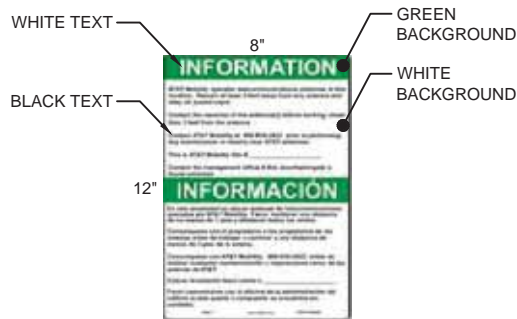
SCALE: NONE



WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2

4 RF EXPOSURE INFORMATION SIGN

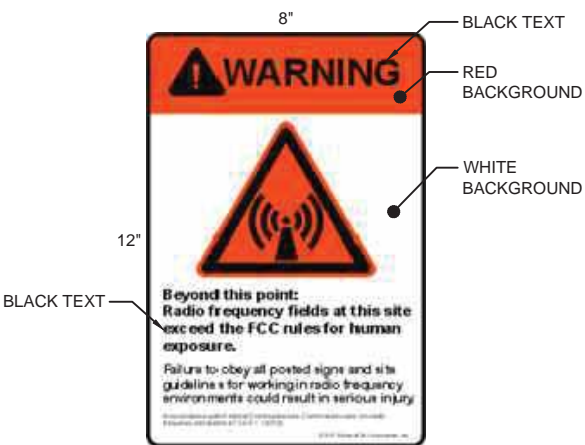
SCALE: NONE



WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2

5 RF EXPOSURE INFORMATION SIGN

SCALE: NONE



WHITE/RED BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2

8 RF EXPOSURE WARNING SIGN

SCALE: NONE



WHITE/BLUE BACKGROUND, WHITE/BLACK/BLUE LETTERING
MOUNTING LOCATION: WALK IN CABINET OR TENANT IMPROVEMENT ROOM
QUANTITY: 1

9 NO TRESPASSING SIGN

SCALE: NONE



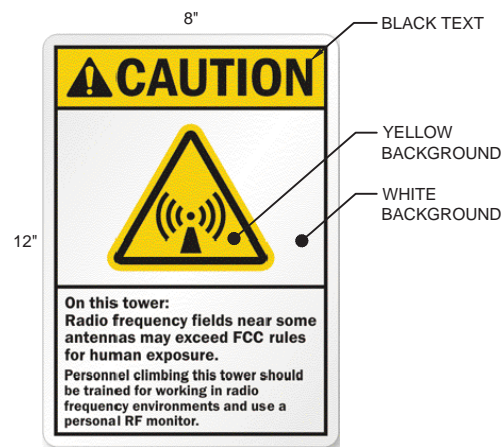
WHITE BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: WALK IN CABINET DOOR
QUANTITY: 1 PER CABINET

10 AUTHORIZATION FOR RADIO EQUIPMENT SIGN

SCALE: NONE

SIGNAGE NOTES:

- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL AND PAINTED WITH LONG LASTING UV RESISTANT COATING.
- SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (FENCE) OR BRACKETS, WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION
- ADDITIONAL E911 ADDRESS AND FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
- AT&T SITE # AND EMERGENCY CONTACT SIGNS SHALL BE MOUNTED ON THE EQUIPMENT CABINET WITH PERMANENT SET ADHESIVE. TWO SIDED TAPE SHALL BE UTILIZED AT EACH CORNER ON THE BACKSIDE TO AID PLACEMENT UNTIL THE ADHESIVE SET
- SIGNS NEED NOT BE PLACED IF ACCURATE AND APPROPRIATE SIGNAGE ALREADY EXISTS.



WHITE/YELLOW BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: BASE OF TOWER
QUANTITY: 1

7 RF EXPOSURE CAUTION SIGN

SCALE: NONE

WT GROUP
Engineering with Precision, Pace and Passion
2975 Pratum Avenue | Hoffman Estates, IL 60182
T: 224.293.6333 | F: 224.293.6444
wteengineering.com

WT Group
Engineering • Design • Consulting

EXPIRES: 02/28/21 SIGNED: _____

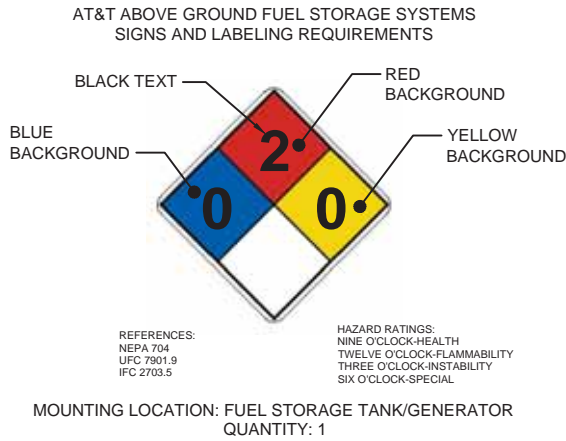
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ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: JKR
DRAWN: JTB
JOB: 2001869T

| SITE SIGNAGE | |
|--------------|---|
| SCALE: NONE | 1 |

T-5
SITE SIGNAGE



1 HAZARDOUS MATERIAL

SCALE: NONE



WHITE/RED BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: DIESEL GENERATOR
QUANTITY: 1

3 COMBUSTIBLE SIGN

SCALE: NONE



YELLOW BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2

2 EMERGENCY SIGN

SCALE: NONE



WHITE/RED BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: PROPANE GENERATOR
QUANTITY: 1

4 COMBUSTIBLE SIGN

SCALE: NONE



WHITE/RED BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: NATURAL GAS GENERATOR
QUANTITY: 1

5 COMBUSTIBLE SIGN

SCALE: NONE

- SIGNAGE NOTES:**
- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL AND PAINTED WITH LONG LASTING UV RESISTANT COATING.
 - SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (FENCE) OR BRACKETS. WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION
 - ADDITIONAL E911 ADDRESS AND FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
 - AT&T SITE # AND EMERGENCY CONTACT SIGNS SHALL BE MOUNTED ON THE EQUIPMENT CABINET WITH PERMANENT SET ADHESIVE. TWO SIDED TAPE SHALL BE UTILIZED AT EACH CORNER ON THE BACKSIDE TO AID PLACEMENT UNTIL THE ADHESIVE SET
 - SIGNS NEED NOT BE PLACED IF ACCURATE AND APPROPRIATE SIGNAGE ALREADY EXISTS.

| SITE SIGNAGE | | 1 |
|--------------|--|---|
| SCALE: NONE | | |

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LAKE CITY, FL 32055





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ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: JKR
DRAWN: JTB
JOB: 2001869T

T-6
SITE SIGNAGE

| | |
|---|-------------------------|
|  | CONCRETE MONUMENT FOUND |
|  | CALCULATED POINT |
| POB | POINT OF BEGINNING |
| R/W | RIGHT OF WAY |
| BWF | BARBED WIRE FENCE |
|  | TELEPHONE PEDESTAL |
|  | SPEED LIMIT SIGN |

U.S. FOREST SERVICE
NO DEED FOUND
PARCEL 12-3S-17-04925-000
227 N BROHOUGH STREET
SUITE 4061
TALLAHASSEE, FL 32301
USE CODE: FORREST, PA
ZONED: CSV PER COLUMBIA
COUNTY GIS

CLYDE F. VARNES
D.B. 260, PG. 158
D.B. 364, PG. 33
D.B. 803, PG. 1041
PARCEL 12-3S-17-04927-000
535 CLYDE VARNES ROAD
LAKE CITY, FLORIDA 32055
USE CODE: IMPROVED A
ZONED A-2 PER COLUMBIA
COUNTY GIS

THOMAS M. WHIGHAM
CHERYL L. WHIGHAM
D.B. 1331, PG. 2709
PARCEL 12-35-17-04926-003
4781 GUM SWAMP ROAD
LAKE CITY, FLORIDA 32055
USE CODE: SINGLE FAMILY
ZONED :A-2 PER COLUMBIA
COUNTY GIS

JENNIFER L. ROSADO
D.B. 1072, PG. 2477
PARCEL 12-3S-17-04926-004
530 SE PUTNAM STREET
LAKE CITY, FLORIDA 32055
USE CODE: MOBILE HOME
ZONED: A-2 PER COLUMBIA
COUNTY GIS

HARRY J. GUERRY
PATRICIA L. HARRY
D.B. 803, PG. 1041
PARCEL 12-3S-17-04926-000
4843 NE GUM SWAMP ROAD
LAKE CITY, FLORIDA 32055
USE CODE: TIMBERLAND
ZONED: A-2 PER COLUMBIA
COUNTY GIS

THE GREEN PIECE ENGINEERING +
ENVIRONMENT
5001-12 CHANDLERS WHARF
CHRISTIANSTED, VI 00820
LB8296

| LINE TABLE | | |
|------------|---------------|---------|
| LINE# | DIRECTION | LENGTH |
| L1 | S88° 52' 28"E | 100.00' |
| L2 | S01° 07' 32"W | 100.00' |
| L3 | N88° 52' 28"W | 100.00' |
| L4 | N01° 07' 32"E | 100.00' |
| L5 | S88° 52' 28"E | 16.07' |
| L6 | S01° 25' 42"W | 30.00' |

| LINE TABLE | | |
|------------|---------------|---------|
| LINE# | DIRECTION | LENGTH |
| L7 | N88° 52' 28"W | 15.91' |
| L8 | S07° 34' 32"E | 156.55' |
| L9 | N87° 03' 54"E | 105.44' |
| L10 | N87° 03' 54"E | 35.71' |
| L11 | N87° 03' 58"E | 60.17' |
| L12 | N87° 03' 53"E | 211.60' |



Bateman Civil Survey Co, PC
2524 Reliance Ave. Apex, NC 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBLS FIRM # C-2378

2675 Pratum Avenue
Hoffman Estates, IL, 60192
(224) 293-6333

CITYSWITCH II-A, LLC
1900 CENTURY PLACE NE, SUITE 320
ATLANTA, GA 30345

CLYDE F. VARNES
535 CLYDE VARES ROAD
LAKE CITY, FLORIDA 32055

CHECKED BY:
DRAWING DATE:09-18-2020

I, JEFFREY L. BATEMAN, HEREBY CERTIFY TO
WT GROUP &
OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY
THAT THIS MAP IS A CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF LAW. WITNESS MY ORIGINAL
SIGNATURE, REGISTRATION NUMBER AND SEAL THIS
25 DAY OF
SEPTEMBER, 2020.

JEFFREY L. BATEMAN
FLORIDA LICENSE # 4884



Abby Sutton

[illegible]

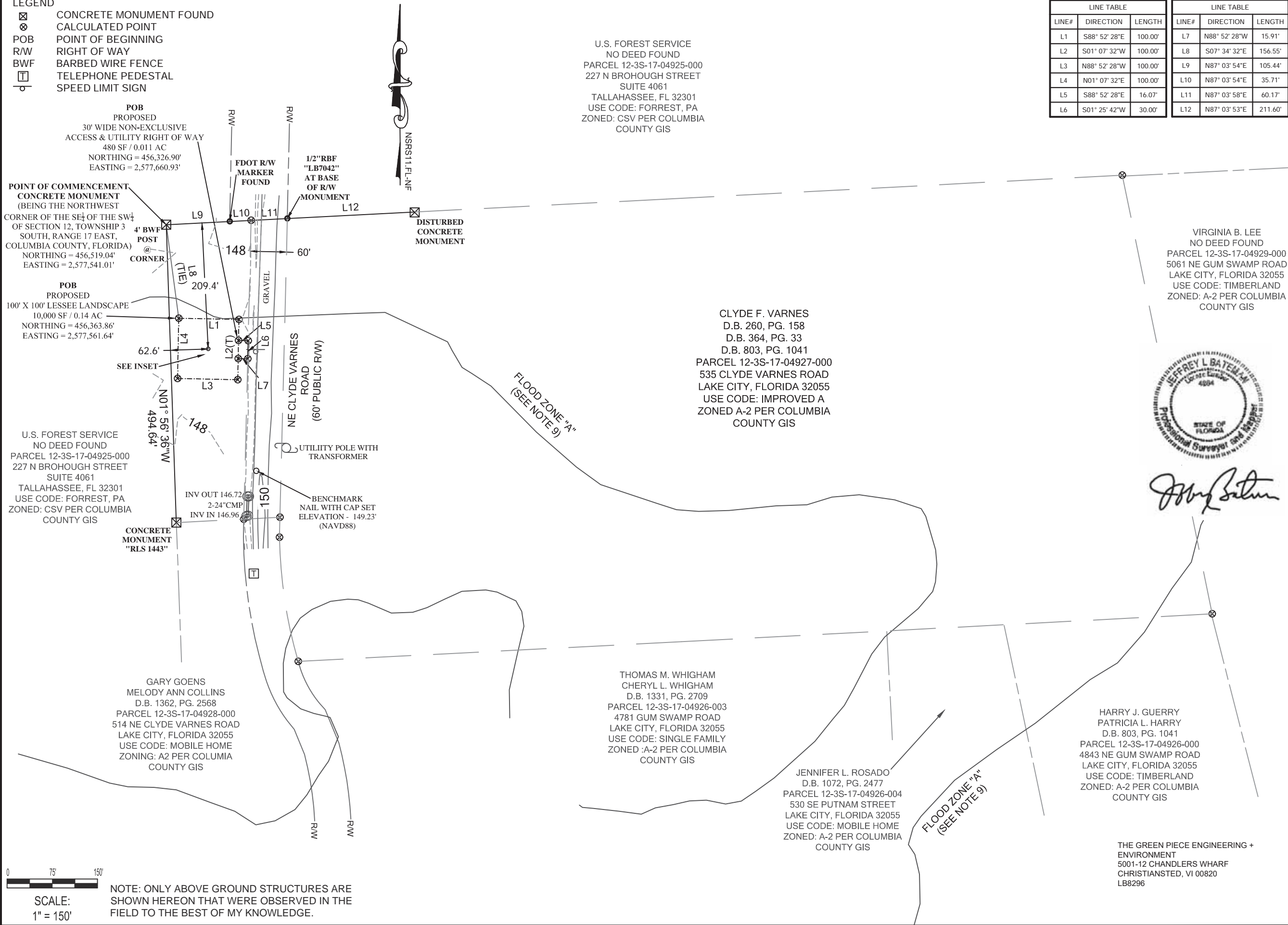
FA NUMBER - 15123847
PACE JOB NUMBER -
MRTFL001205
LOTTER BAY CELL SITE
535 CLYDE VARNES ROAD
LAKE CITY, FLORIDA
32055





DATE OF SURVEY: 09/18/2020

BCSC JOB # 200473

SHEET TITLE: SURVEY

SHEET NUMBER 2 OF 3



| | |
|---|-------------------------|
|  | CONCRETE MONUMENT FOUND |
|  | CALCULATED POINT |
| POB | POINT OF BEGINNING |
| R/W | RIGHT OF WAY |
| BWF | BARBED WIRE FENCE |
|  | TELEPHONE PEDESTAL |
|  | SPEED LIMIT SIGN |

THE GREEN PIECE ENGINEERING
+ ENVIRONMENT
5001-12 CHANDLERS WHARF
CHRISTIANSTED, VI 00820
LB8296



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2524 Reliance Ave. Apex, NC 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBLS FIRM # C-2378

WT Group

2675 Pratum Avenue
Hoffman Estates, IL, 60192
(224) 293-6333

APPLICANT:

CITYSWITCH II-A, LLC
1900 CENTURY PLACE NE, SUITE 320
ATLANTA, GA 30345

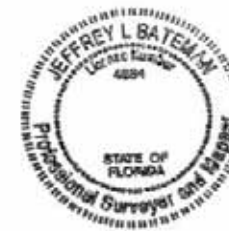
LAND OWNER:

CLYDE F. VARNES
535 CLYDE VARES ROAD
LAKE CITY, FLORIDA 32055

DRAWN BY: SF
CHECKED BY:
DRAWING DATE:09-18-2020

I, JEFFREY L. BATEMAN, HEREBY CERTIFY TO
WT GROUP &
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
THAT THIS MAP IS A CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF LAW. WITNESS MY ORIGINAL
SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 25
DAY OF
SEPTEMBER, 2020.

JEFFREY L. BATEMAN
FLORIDA LICENSE # 4884



John Latham

[illegible]

FA NUMBER - 15123847
PACE JOB NUMBER -
MRTFL001205
OTTER BAY CELL SITE
535 CLYDE VARNES ROAD
LAKE CITY, FLORIDA
32055

DATE OF SURVEY: 09/18/2020

BCSC JOB # 200473

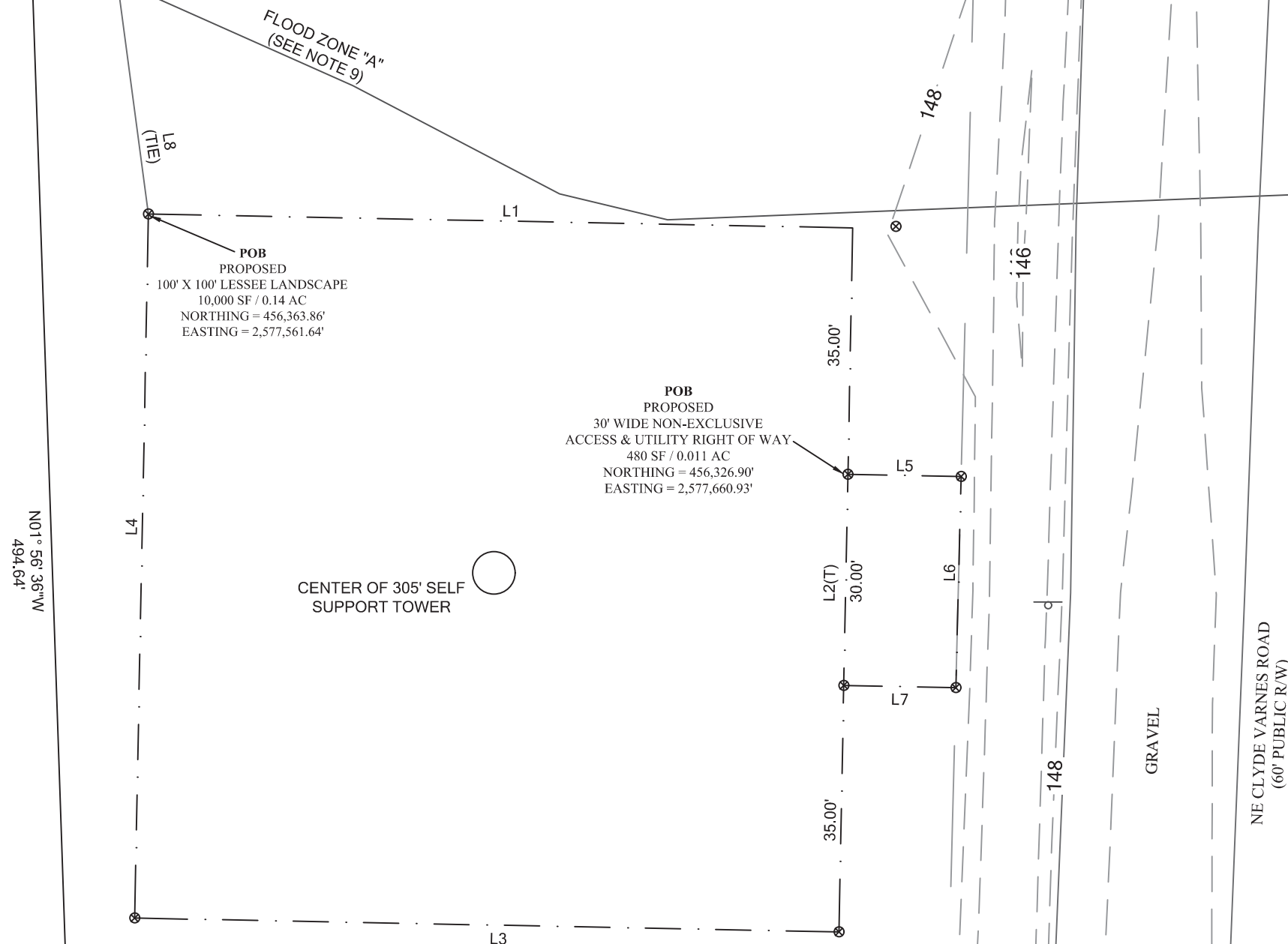
SHEET TITLE: SURVEY

SHEET NUMBER 3 OF 3

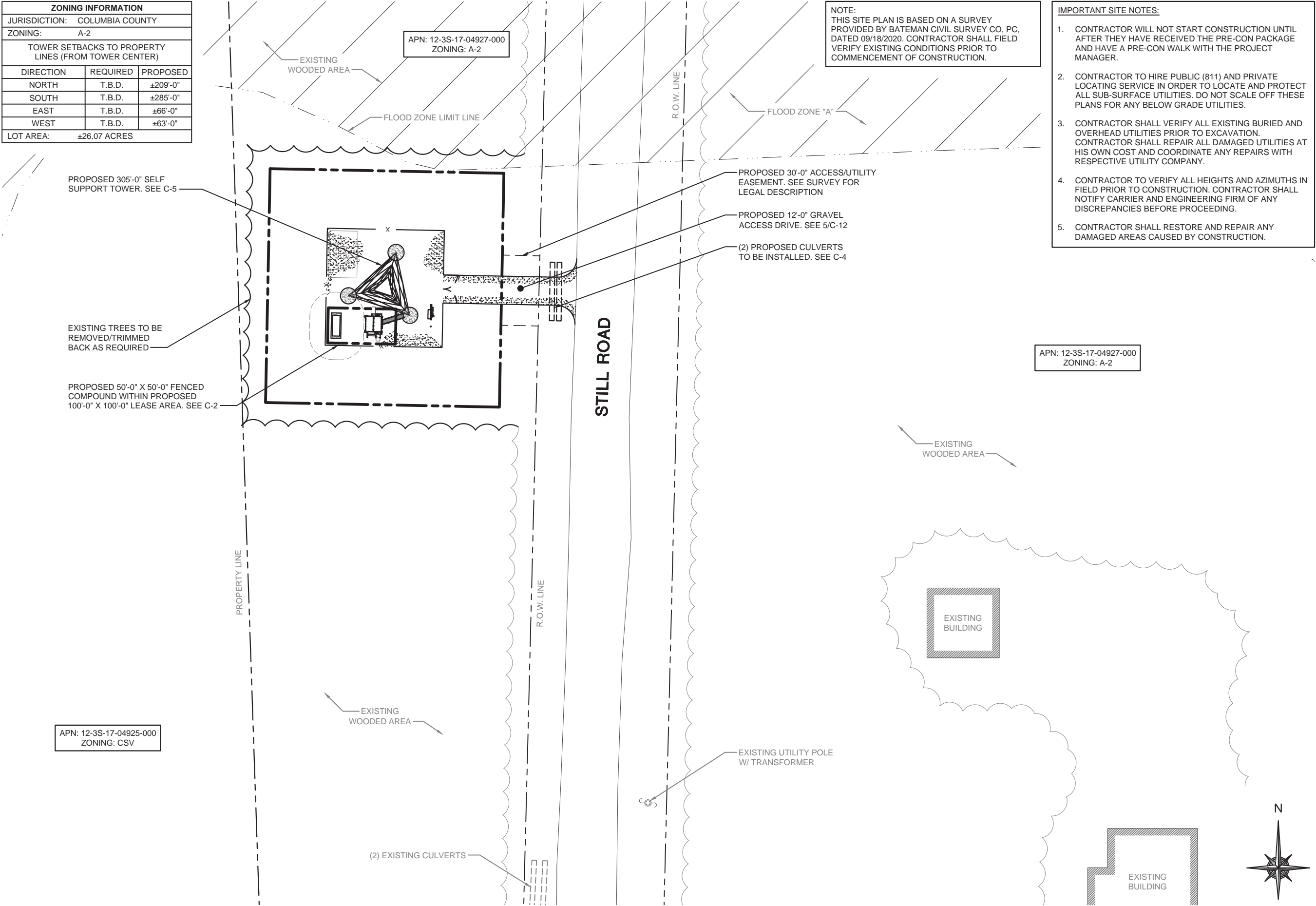


SCALE:
1" = 20'

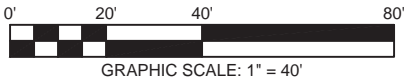
NOTE: ONLY ABOVE GROUND STRUCTURES ARE SHOWN HEREON THAT WERE OBSERVED IN THE FIELD TO THE BEST OF MY KNOWLEDGE.



| ZONING INFORMATION | | |
|--|-----------------|----------|
| JURISDICTION: | COLUMBIA COUNTY | |
| ZONING: | A-2 | |
| TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER) | | |
| DIRECTION | REQUIRED | PROPOSED |
| NORTH | T.B.D. | ±209'-0" |
| SOUTH | T.B.D. | ±285'-0" |
| EAST | T.B.D. | ±66'-0" |
| WEST | T.B.D. | ±63'-0" |
| LOT AREA: | ±26.07 ACRES | |



- IMPORTANT SITE NOTES:
- CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
 - CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SUB-SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.
 - CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
 - CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CARRIER AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
 - CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.



OVERALL SITE PLAN

SCALE: 1" = 40'-0"

1

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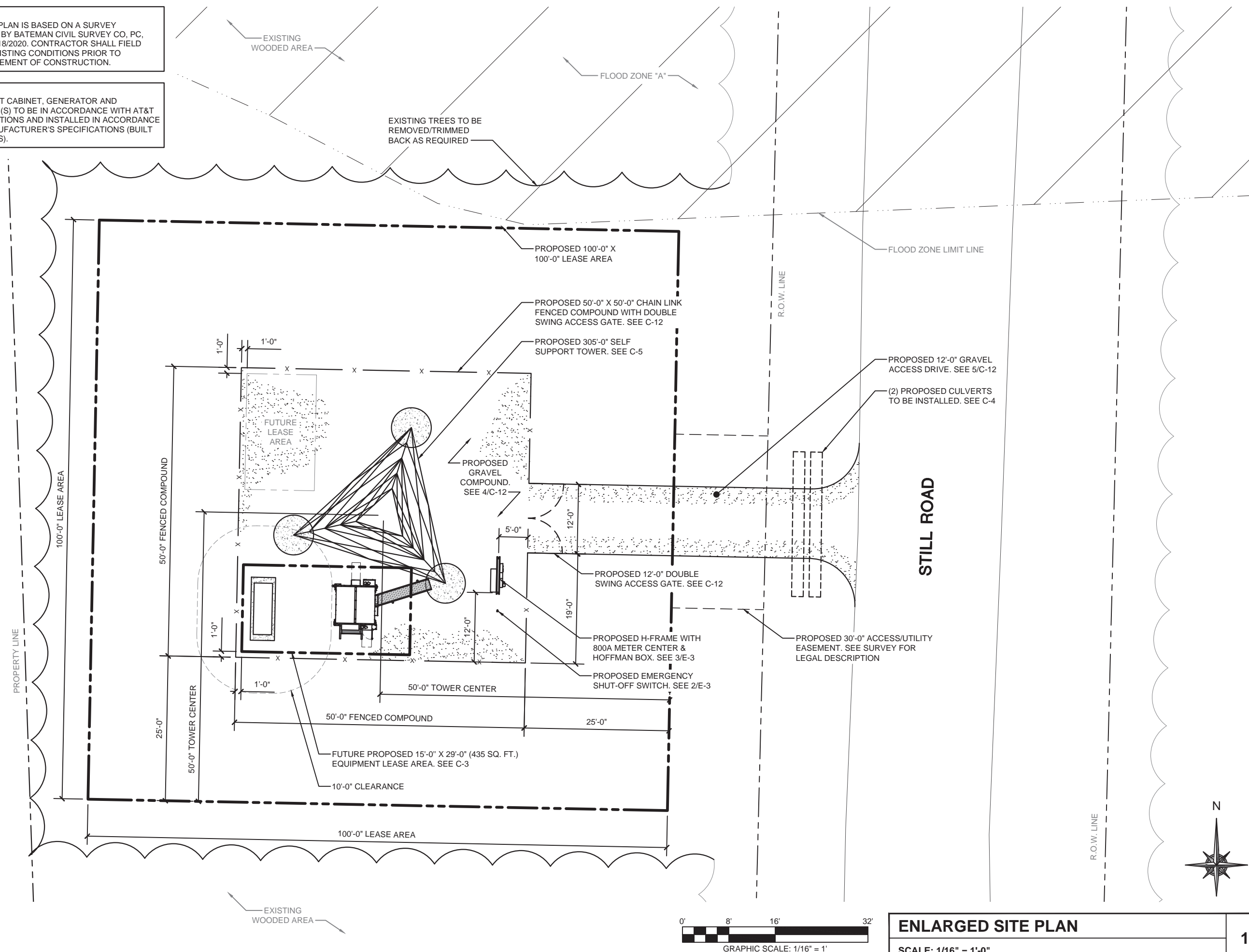
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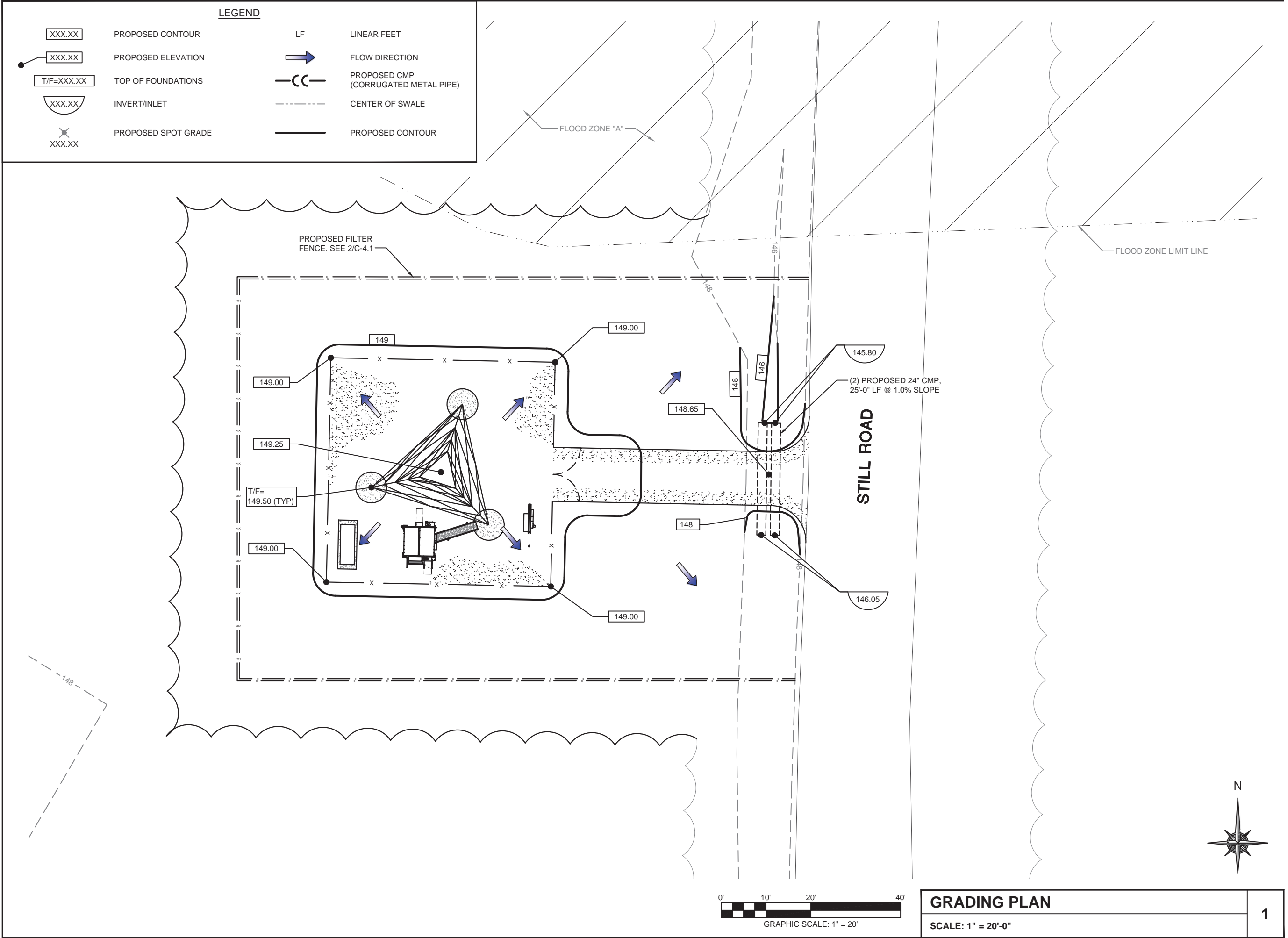
C-1
OVERALL SITE PLAN

NOTE:
EQUIPMENT CABINET, GENERATOR AND
PLATFORM(S) TO BE IN ACCORDANCE WITH AT&T
SPECIFICATIONS AND INSTALLED IN ACCORDANCE
WITH MANUFACTURER'S SPECIFICATIONS (BUILT
BY OTHERS).



SCALE: 1/16" = 1'-0"

1



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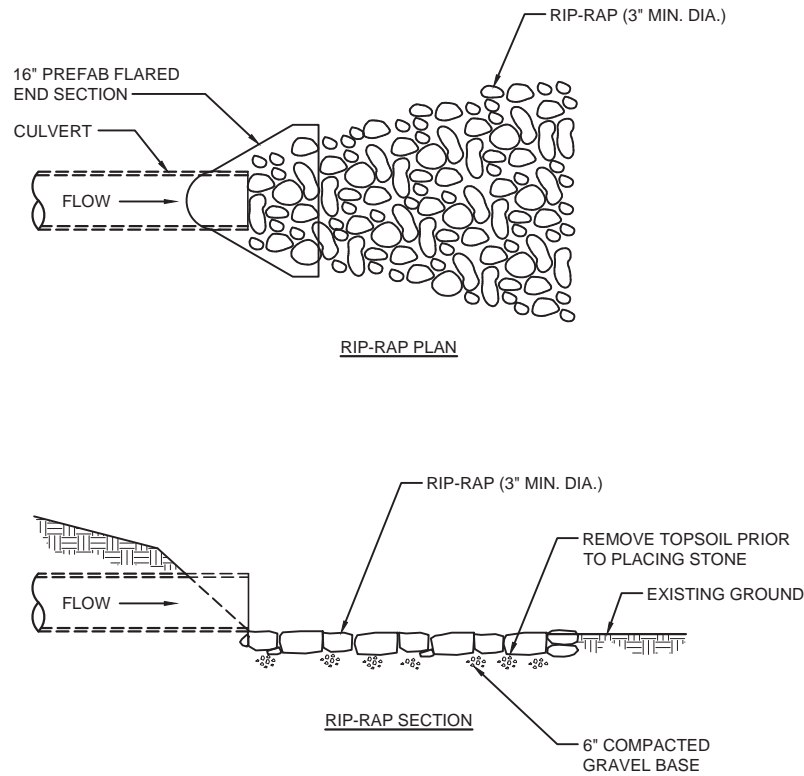
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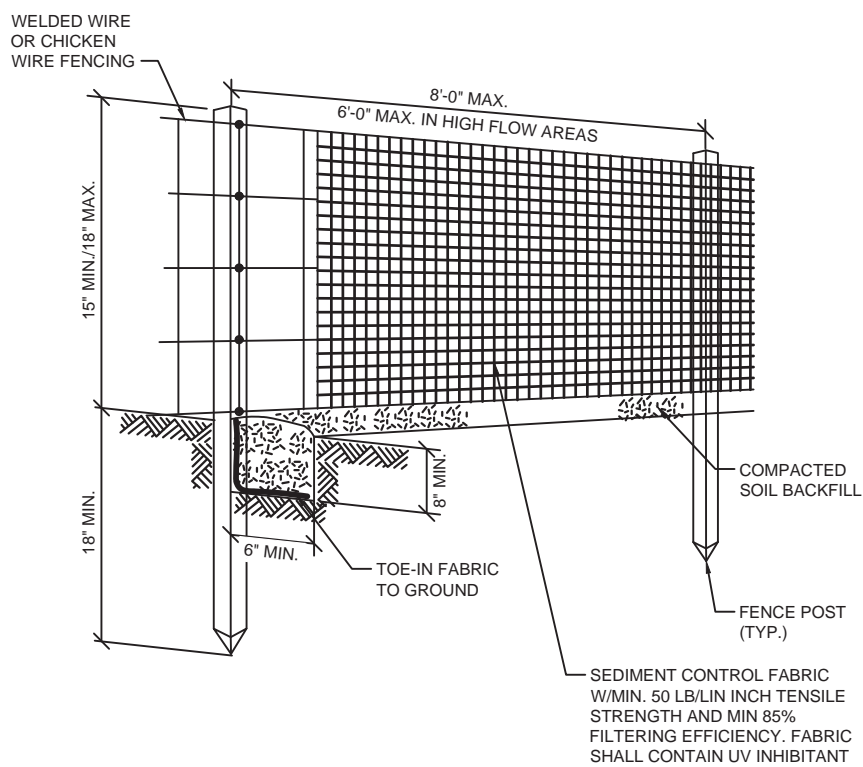
CHECK: JKR
DRAWN: JTB
JOB: 2001869T

C-4
GRADING PLAN



| | |
|-----------------------|----------|
| RIP-RAP DETAIL | 1 |
| SCALE: NONE | |

- SILT FENCE NOTES:**
1. CONSTRUCT THE SILT FENCE OF FILTER CLOTH WITH A MINIMUM TENSILE STRENGTH OF 50 LB/LIN INCH.
 2. SILT FENCE HEIGHT SHALL BE A MINIMUM OF 15 INCHES ABOVE GROUND HEIGHT, BUT SHALL NOT EXCEED 18 INCHES.
 3. CONSTRUCT SILT FENCE OF A CONTINUOUS ROLL CUT THE LENGTH OF THE BARRIER TO AVOID JOINTS. FABRIC TO BE FASTENED SECURELY TO FENCE POSTS WITH 1 INCH STAPLES OR TIE WIRES.
 4. SUPPORT FABRIC WITH WOVEN WIRE MESH 14.5 GAUGE, 6" MAX. MESH OPENING. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH 1 INCH STAPLES OR TIE WIRES.
 5. POSTS FOR SEDIMENT FENCES SHALL BE 4 INCH DIAMETER PINE, 2 INCH DIAMETER OAK OR 1.33 LB/LINEAR FOOT STEEL. MINIMUM LENGTH SHALL BE 4 FEET. POSTS SHALL BE SPACED NO MORE THAN 8 FEET APART AND THEY SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 18 INCHES.
 6. EXCAVATE A TRENCH APPROXIMATELY 6 INCHES WIDE AND 8 INCHES DEEP ALONG THE PROPOSED LINE OF POSTS AND UP SLOPE FROM THE BARRIER. BACKFILL THE TRENCH WITH COMPACTED SOIL OR GRAVEL PLACED OVER THE FILTER FABRIC.
 7. DO NOT ATTACH FILTER FABRIC TO EXISTING FENCES, TREES, ETC.
 8. REMOVE FENCING FOLLOWING STABILIZATION OF SLOPES AND ALL DISTURBED AREAS.



| | |
|--------------------------|----------|
| SILT FENCE DETAIL | 2 |
| SCALE: NONE | |

| | |
|-----------------|----------|
| NOT USED | 3 |
| SCALE: NONE | |

| | |
|-----------------|----------|
| NOT USED | 4 |
| SCALE: NONE | |



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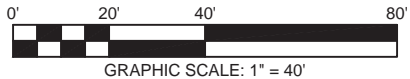
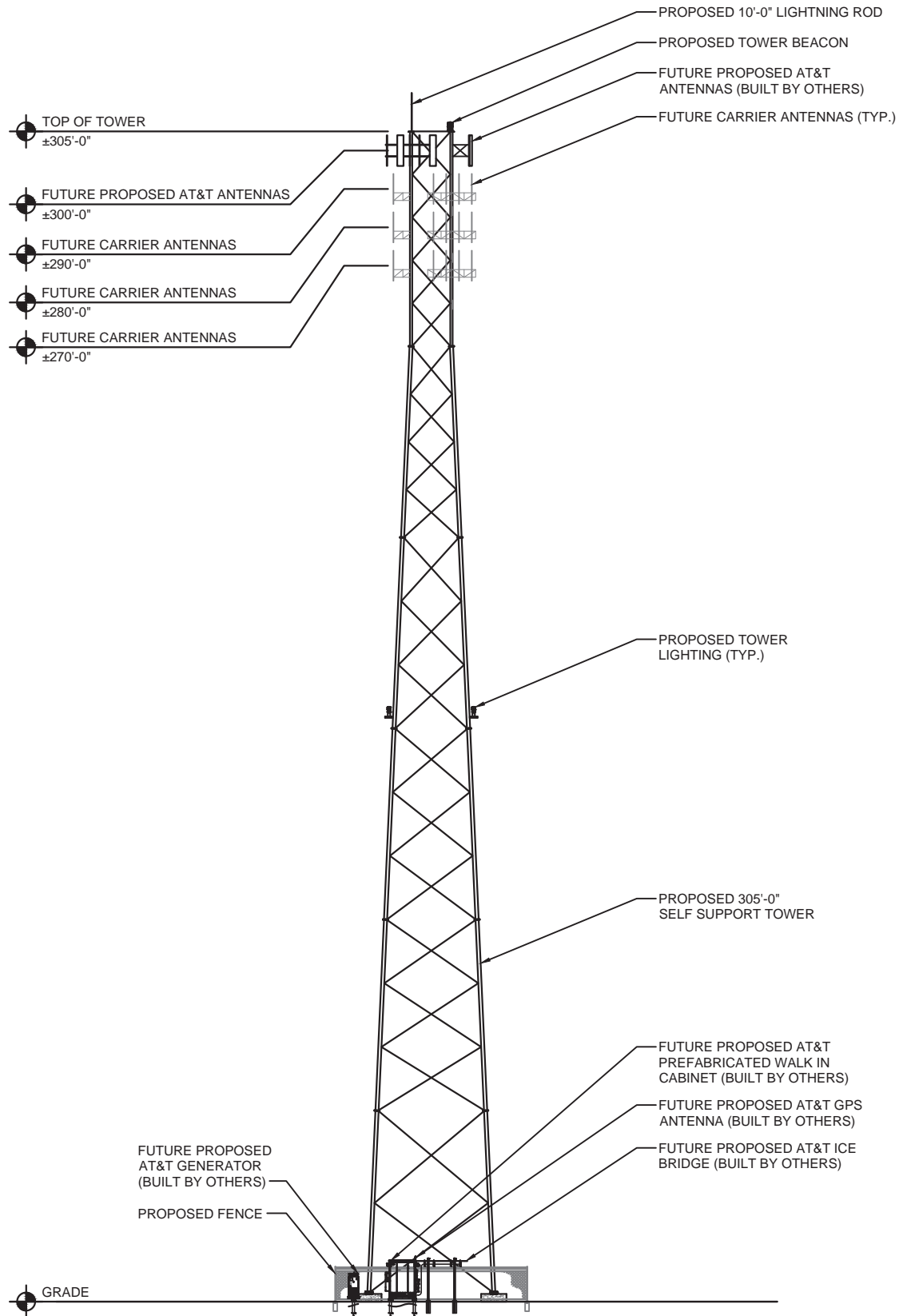


CHECK: JKR
DRAWN: JTB
JOB: 2001869T

C-4.1
GRADING DETAILS

NOTES:

1. AZIMUTHS SHOWN ARE MEASURED CLOCKWISE FROM TRUE NORTH.
2. ANTENNA MOUNTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. STRUCTURE SHOWN IS SCHEMATIC IN NATURE. INSTALL SECTOR MOUNTS WITH ENOUGH STAND-OFF FROM TOWER SO THAT SECTORS DO NOT OVERLAP.
4. RF DATA SHOWN IN THESE PLANS WAS ACCURATE AT THE TIME OF ISSUE, DATED 07/09/2019. IN THE EVENT THE DATA SHOWN IN THESE PLANS IS IN CONFLICT WITH THE CURRENT RF DESIGN PLAN (RFDS), THE RFDS WILL SUPERCEDE THESE PLANS.
5. THE CONTRACTOR IS TO VERIFY THAT THE CURRENT RFDS IS USED FOR ALL ANTENNA TYPES AND ALIGNMENT INFORMATION.



TOWER ELEVATION

SCALE: 1" = 40'-0"

1

NOTE:

W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

NOTE:

A STRUCTURAL ANALYSIS OF THE ANTENNA MOUNT HAS BEEN COMPLETED BY GEOSTRUCTURAL ON 10/09/2020. THE LOCATION AND MOUNTING OF THE ANTENNAS SHOWN IN THE STRUCTURAL ANALYSIS SHALL SUPERSEDE THESE DRAWINGS.



CITY SWITCH II-A

FLC014

OTTER BAY

STILL ROAD

LAKE CITY, FL 32055

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EXPIRES: 02/28/21

SIGNED:

REVISIONS

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CHECK: JKR

DRAWN: JTB

JOB: 2001869T

C-5

TOWER ELEVATION

NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

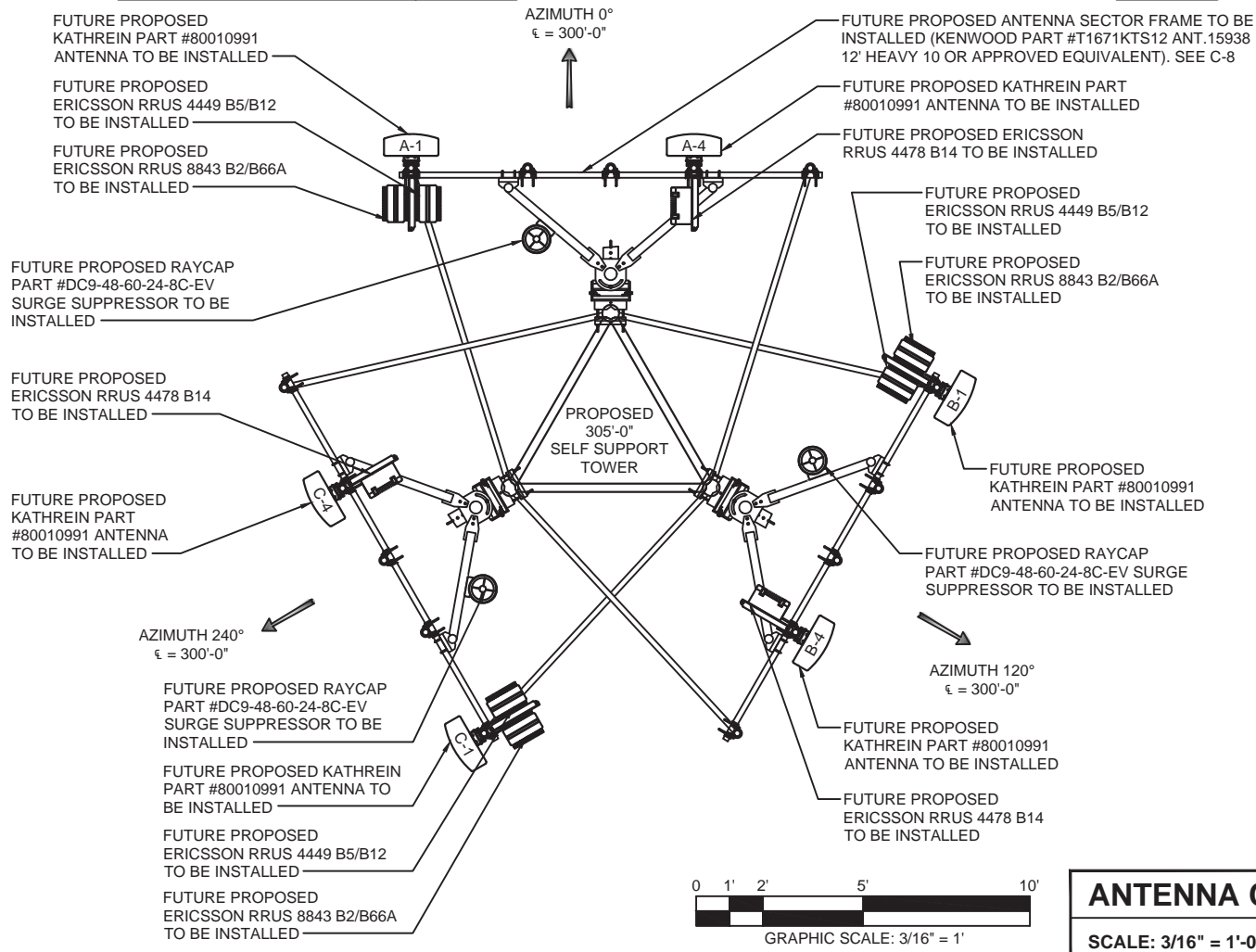
NOTE:
A STRUCTURAL ANALYSIS OF THE ANTENNA MOUNT HAS BEEN COMPLETED BY GEOSTRUCTURAL ON 10/09/2020. THE LOCATION AND MOUNTING OF THE ANTENNAS SHOWN IN THE STRUCTURAL ANALYSIS SHALL SUPERSEDE THESE DRAWINGS.

NOTE:
CABLE COUNTS ARE TOTALS AND NOT INDICATIVE OF SPECIFIC POSITIONS. CONTRACTOR TO FIELD VERIFY QUANTITIES AND SIZES OF EXISTING CABLES.

NOTE:
ANTENNAS & RRU'S TO BE CENTERED VERTICALLY ON MOUNT FACE.

NOTE:
RAYCAP SURGE SUPPRESSOR CAN BE MOUNTED TO THE TOWER LEG, ANTENNA FRAME, OR ANTENNA PIPE. EXACT MOUNTING LOCATION TO BE DETERMINED BY THE CONSTRUCTION MANAGER.

| ANTENNA & CABLE SCHEDULE | | | | | | | | | | | | | | | | | | | |
|--------------------------|--------|------------|-------------------------|--------------------|----------|----------------------------------|-----------------------------|---------|---|----------|---------------------------|----------|--|------------|--|------------|--|------------|---|
| ANTENNA POSITION | SECTOR | RAD CENTER | | ANTENNA MAKE/MODEL | QUANTITY | PORT NUMBER | ELECTRICAL TILT | AZIMUTH | RRU MAKE/MODEL | QUANTITY | SURGE PROTECTION | QUANTITY | COAX/ CABLE | QUANTITY | | | | | |
| A-1 | ALPHA | ±300'-0" | LTE 1900 LTE 700-850 | KATHREIN 80010991 | 1 | 1/2/3/4 5/6/7/8 9/10/11/12 | 2/2/2/2 4/4/4/4 -/-/- | 0° | ERICSSON RRUS 4449 B5/B12 ERICSSON RRUS 8843 B2/B66A | 2 | RAYCAP DC9-48-60-24-8C-EV | 1 | 4 AWG DC POWER 24 PR .39" FIBER | 6 3 | | | | | |
| A-2 | | | - | - | - | - | - | | - | | | | | | | | | | |
| A-3 | | | - | - | - | - | - | | - | - | | | | | | | | | |
| A-4 | | | LTE AWS LTE 700 | KATHREIN 80010991 | 1 | 1/2/3/4 5/6/7/8 9/10/11/12 | 2/2/2/2 4/4/4/4 -/-/- | | ERICSSON RRUS 4478 B14 | 1 | | | | | | | | | |
| A-5 | | | - | - | - | - | - | | - | - | | | | | | | | | |
| B-1 | BETA | ±300'-0" | LTE 1900 LTE 700-850 | KATHREIN 80010991 | 1 | 1/2/3/4 5/6/7/8 9/10/11/12 | 2/2/2/2 4/4/4/4 -/-/- | 120° | ERICSSON RRUS 4449 B5/B12 ERICSSON RRUS 8843 B2/B66A | 2 | RAYCAP DC9-48-60-24-8C-EV | 1 | | | 4 AWG DC POWER 24 PR .39" FIBER | 6 3 | | | |
| B-2 | | | - | - | - | - | - | | - | - | | | | | | | | | |
| B-3 | | | - | - | - | - | - | | - | - | | | | | | | | | |
| B-4 | | | LTE AWS LTE 700 | KATHREIN 80010991 | 1 | 1/2/3/4 5/6/7/8 9/10/11/12 | 2/2/2/2 4/4/4/4 -/-/- | | ERICSSON RRUS 4478 B14 | 1 | | | | | | | | | |
| B-5 | | | - | - | - | - | - | | - | - | | | | | | | | | |
| C-1 | GAMMA | ±300'-0" | LTE 1900 LTE 700-850 | KATHREIN 80010991 | 1 | 1/2/3/4 5/6/7/8 9/10/11/12 | 2/2/2/2 4/4/4/4 -/-/- | 240° | ERICSSON RRUS 4449 B5/B12 ERICSSON RRUS 8843 B2/B66A | 2 | RAYCAP DC9-48-60-24-8C-EV | 1 | | | | | 4 AWG DC POWER 24 PR .39" FIBER | 6 3 | |
| C-2 | | | - | - | - | - | - | | - | - | | | | | | | | | |
| C-3 | | | - | - | - | - | - | | - | - | | | | | | | | | |
| C-4 | | | LTE AWS LTE 700 | KATHREIN 80010991 | 1 | 1/2/3/4 5/6/7/8 9/10/11/12 | 2/2/2/2 4/4/4/4 -/-/- | | ERICSSON RRUS 4478 B14 | 1 | | | | | | | | | |
| C-5 | | | - | - | - | - | - | | - | - | | | | | | | | | |
| | | | | TOTAL | 6 | | | | | 9 | | | 3 | | | | | | 9 |



| | |
|------------------------------|----------|
| ANTENNA CONFIGURATION | 1 |
| SCALE: 3/16" = 1'-0" | |

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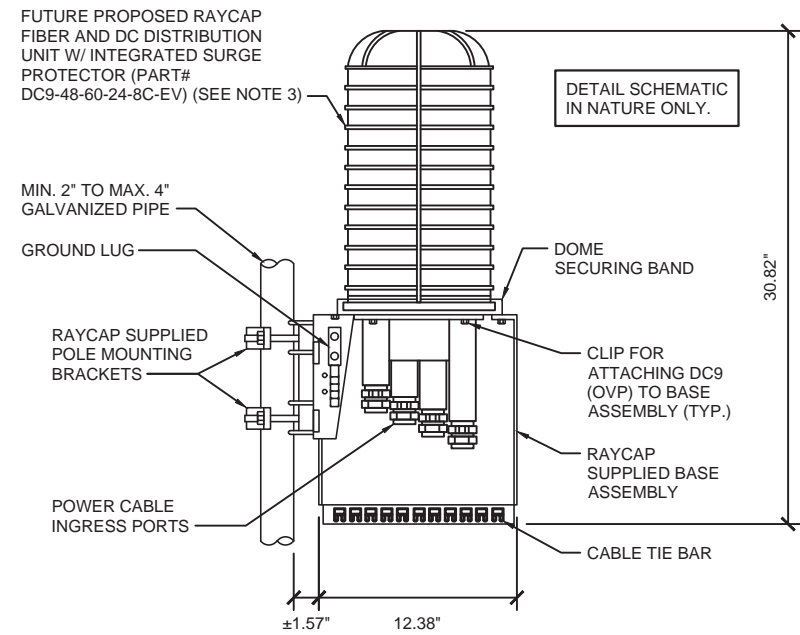
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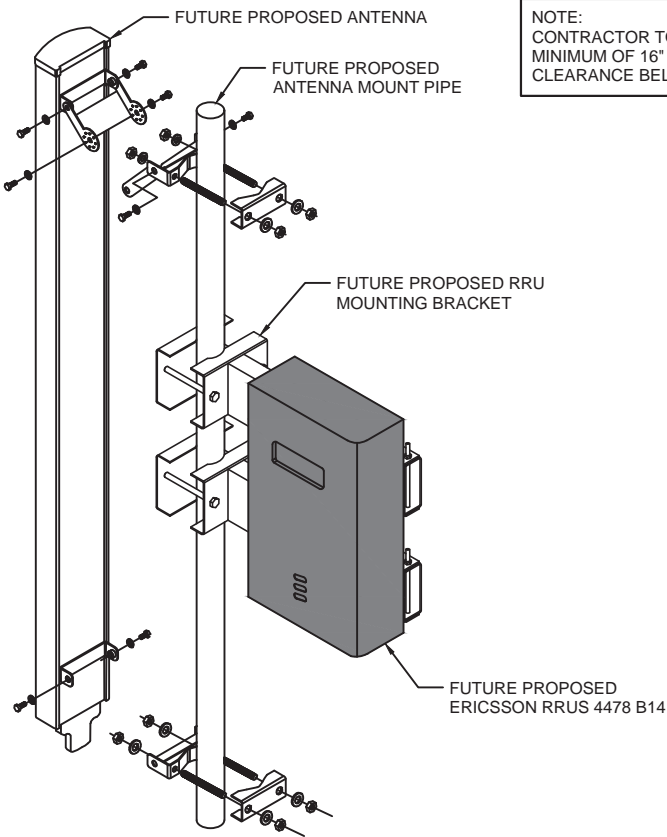


- NOTES:
1. UNIT SHALL BE MOUNTED AS PER MANUFACTURER'S RECOMMENDATIONS.
 2. CONTRACTOR SHALL TIGHTEN ALL BOLTS TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC.
 3. CONTRACTOR SHALL INSTALL RAYCAP DISTRIBUTION UNIT WITHIN 15 FEET FROM ALL RRU'S

DC9 MOUNTING DETAIL

SCALE: NONE

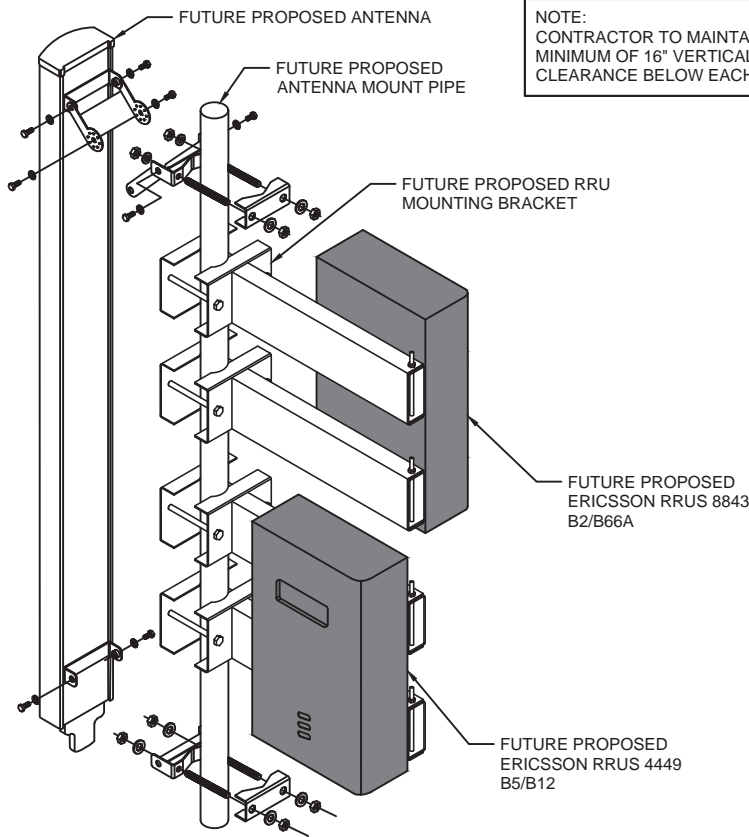
1



ANTENNA AND RRU MOUNTING DETAILS

SCALE: NONE

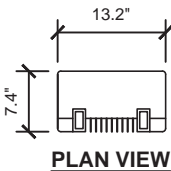
2



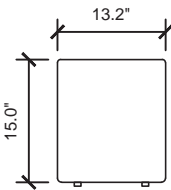
ANTENNA AND RRU MOUNTING DETAILS

SCALE: NONE

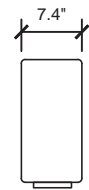
3



PLAN VIEW



FRONT VIEW



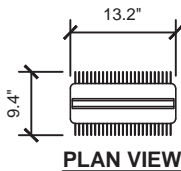
SIDE VIEW

MANUFACTURER: ERICSSON
MODEL #: RRUS 4478 B14
DIMENSIONS (WxDxH): 15.0"x13.2"x7.4"
RRU WEIGHT: 60.0 lbs

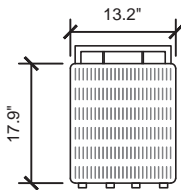
RRUS 4478 B14 SPECS

SCALE: NONE

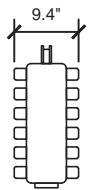
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PLAN VIEW



FRONT VIEW



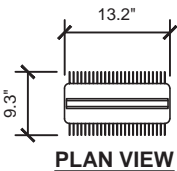
SIDE VIEW

MANUFACTURER: ERICSSON
MODEL #: RRUS 4449 B2/B12
DIMENSIONS (WxDxH): 13.2"x9.4"x17.9"
RRU WEIGHT: 71.0 lbs

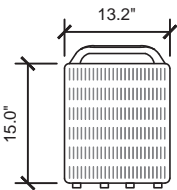
RRUS 4449 B5/B12 SPECS

SCALE: NONE

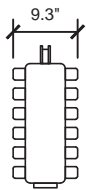
5



PLAN VIEW



FRONT VIEW



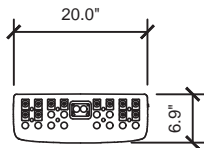
SIDE VIEW

MANUFACTURER: ERICSSON
MODEL #: 8843 B2/B66A
DIMENSIONS (WxDxH): 13.2"x9.3"x15.0"
RRU WEIGHT: 70.0 lbs

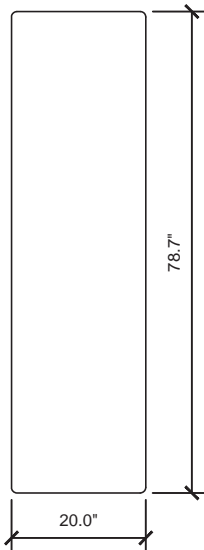
RADIO 8843 B2/B66A

SCALE: NONE

6



PLAN VIEW



FRONT VIEW

MANUFACTURER: KATHREIN
MODEL #: 80010991
DIMENSIONS (WxDxH): 20.0"x6.9"x78.7"
ANTENNA WEIGHT: 100.9 lbs

ANTENNA SPECS

SCALE: NONE

7

NOT USED

SCALE: NONE

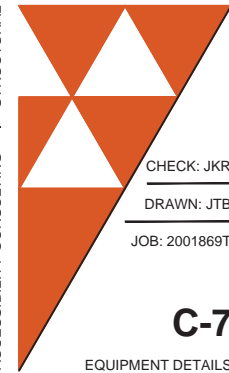
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ACCESSIBILITY CONSULTING \ STRUCTURAL



CHECK: JKR

DRAWN: JTB

JOB: 2001869T

C-7

EQUIPMENT DETAILS



CITY SWITCH II-A

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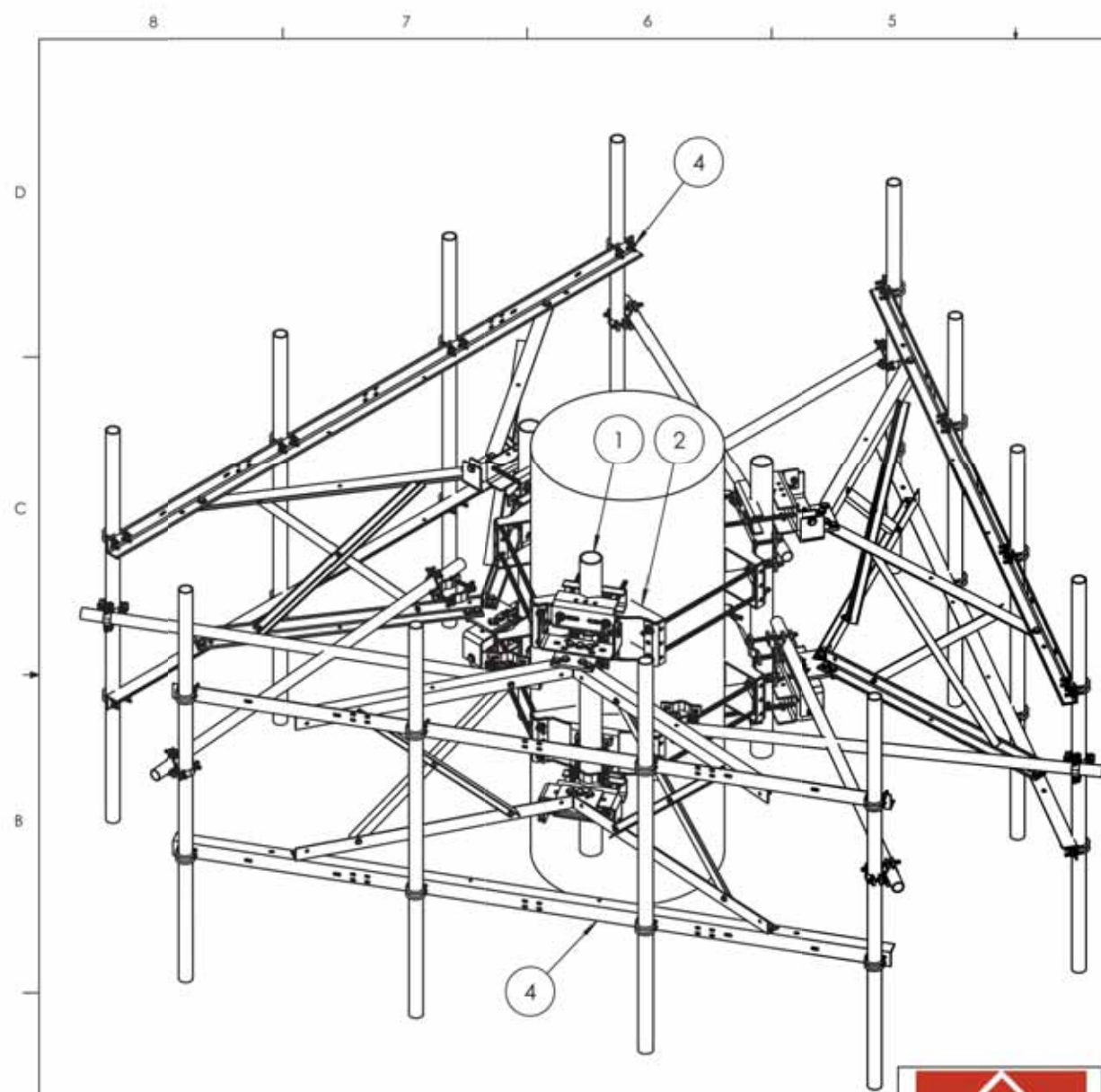
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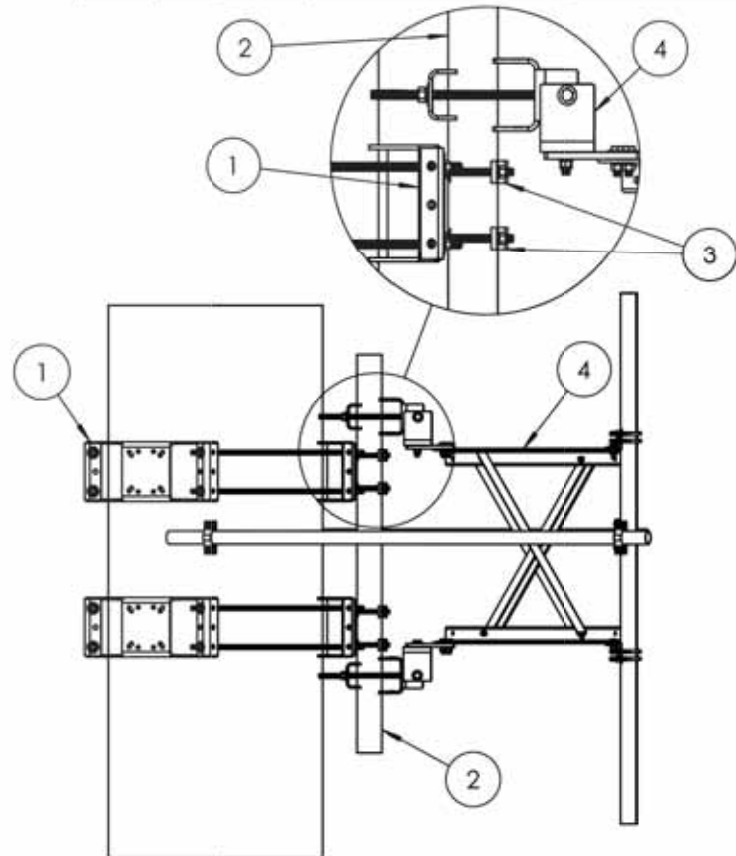
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| ITEM NO. | PART NUMBER | DESCRIPTION | QTY. |
|----------|-------------|---|------|
| 1 | P1500KT6 | 4.50' OD Pipe, 72" Long | 3 |
| 2 | T1503KT48A | Universal ring mount 10"-48" | 2 |
| 3 | T1004KT | Pipe mount kit for RM, 1-1/2"-5-1/2" OD | 6 |
| 4 | T1671KTS12 | Sector Frame, 12ft Angle Face, Straight Leg | 3 |



UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES
FRACTIONAL: $\pm 1/32$
ANGULAR: $\pm 2^\circ$
ONE PLACE DECIMAL: $\pm .06$
TWO PLACE DECIMAL: $\pm .03$
THREE PLACE DECIMAL: $\pm .010$
INTERPRET GEOMETRIC TOLERANCING PER:
MATERIAL
FINISH
DO NOT SCALE DRAWING

| NAME | DATE |
|------------|---------|
| DRAWN: KAR | 5/19/20 |
| CHECKED: | |
| ENG APPR: | |
| MFG APPR: | |

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TITLE:
(3) T1671KTS12 with monopole attachment


SIZE: DWG. NO. **T1671KT12-3SM** **REV B**

SCALE: 1:25 **WEIGHT:** 2547.2 lbs(no pipes) **SHEET 1 OF 1**

ANTENNA MOUNT DETAIL

SCALE: NONE

1

**CITY SWITCH II-A**

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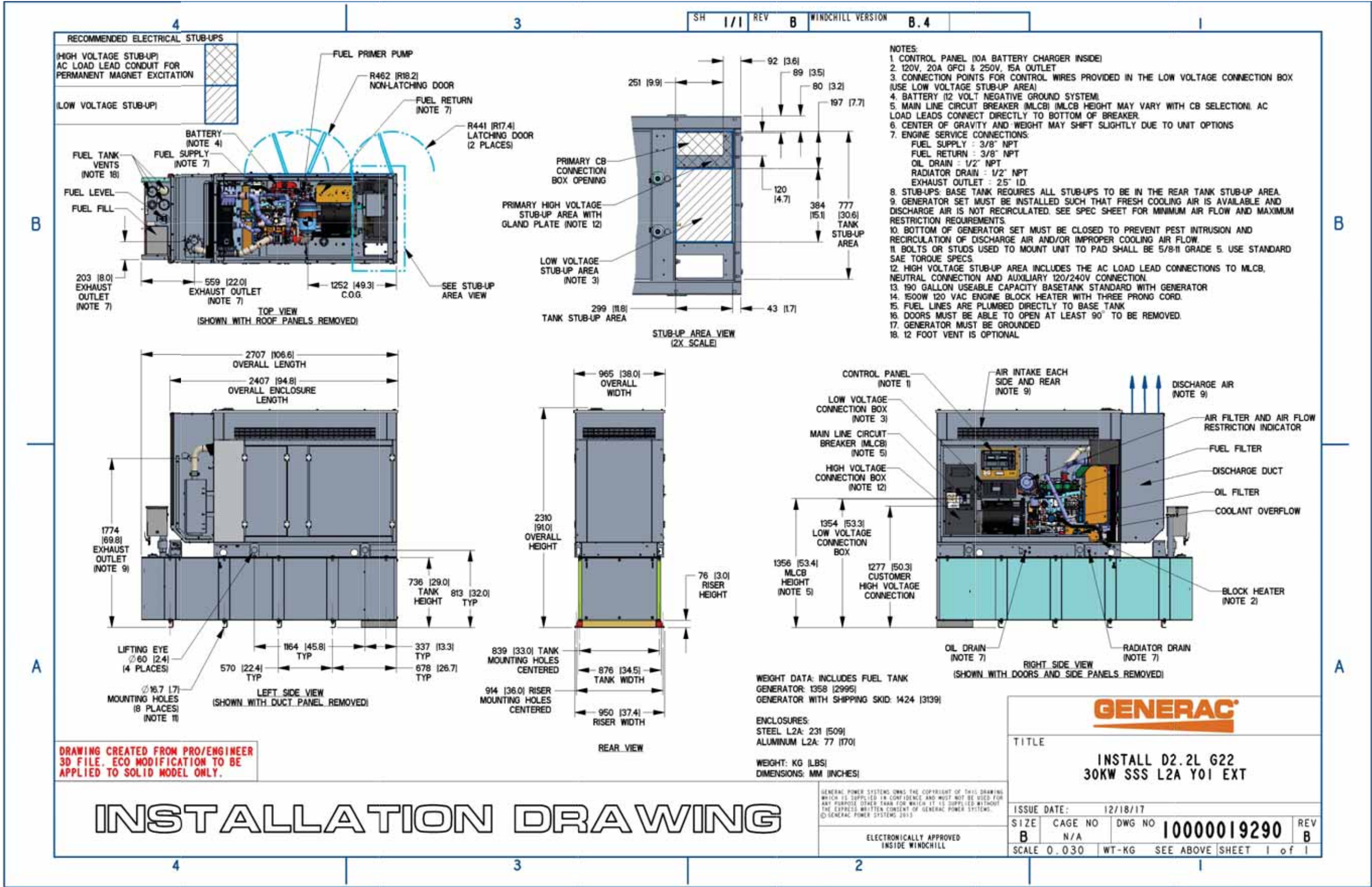
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ACCESSIBILITY CONSULTING \ STRUCTURAL



C-8
EQUIPMENT DETAILS


CHECK: JKR
DRAWN: JTB
JOB: 2001869T



GENERATOR SPECIFICATIONS

SCALE: NONE

1



CITY SWITCH II-A

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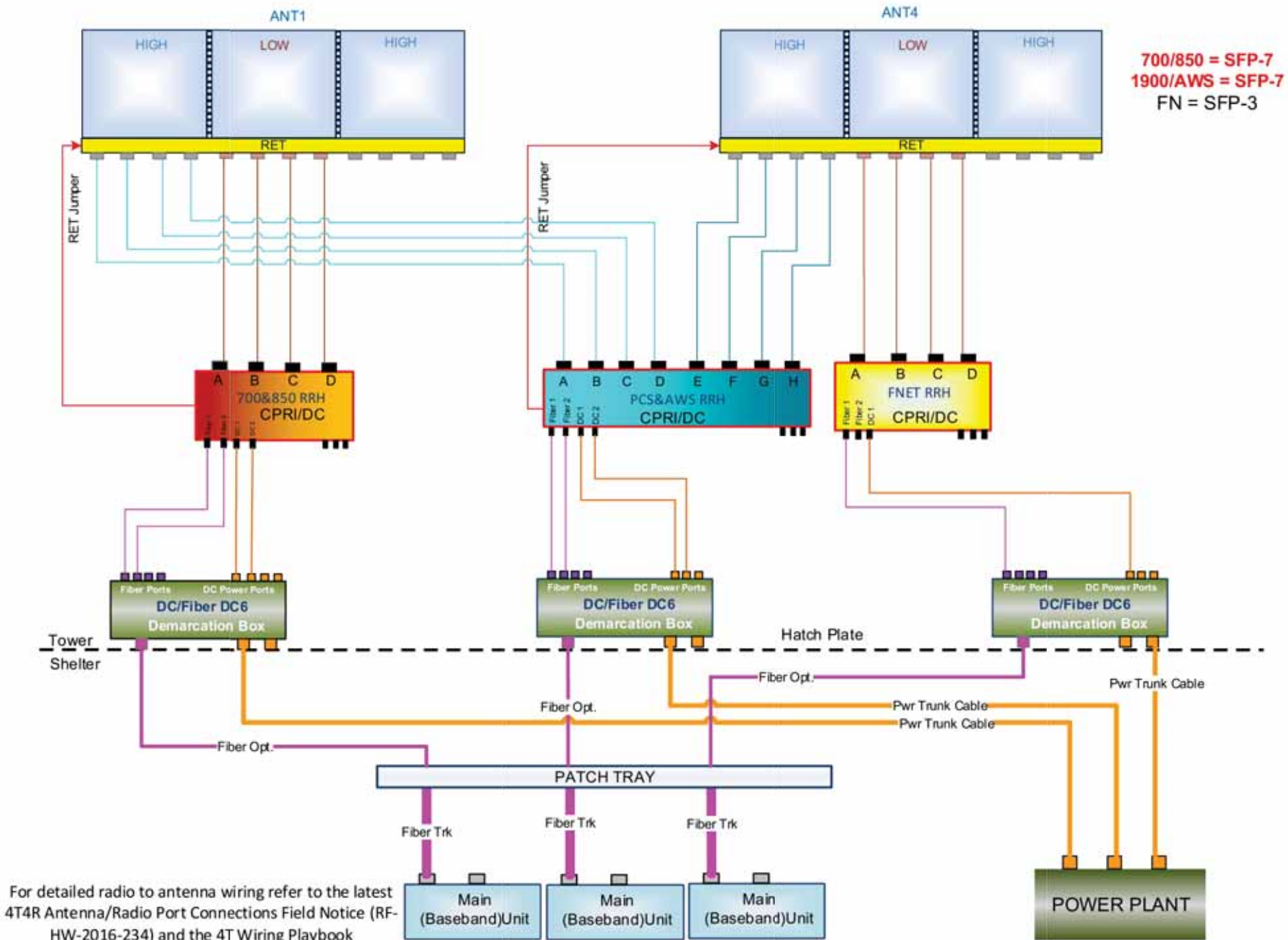
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DRAWN: JTB
JOB: 2001869T

C-9

EQUIPMENT DETAILS

- NOTES:
1. PLUMBING DIAGRAM IS TYPICAL FOR ALL SECTORS.
 2. VERIFY CONFIGURATION AT PRE-CONSTRUCTION MEETING WITH TURFING VENDOR. RFDS ALWAYS TAKES PRECEDENCE BUT CONFIRM WITH TURFING VENDOR AND END USER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS.

| | | | | | |
|-------------------|----------|---|--------------------|------------------|------------------------|
| Diagram - Sector | A | Diagram File Name - NFL_LTE 5C_2x12PORTS KATHRIEN_2xDB 5G NR RRU_NO WCS.vsd | | | |
| Atoll Site Name - | FNL03179 | Location Name - | FNL03179 OTTER BAY | Market - | JACKSONVILLE-PANHANDLE |
| Comments: | | | | Market Cluster - | NORTH FLORIDA |



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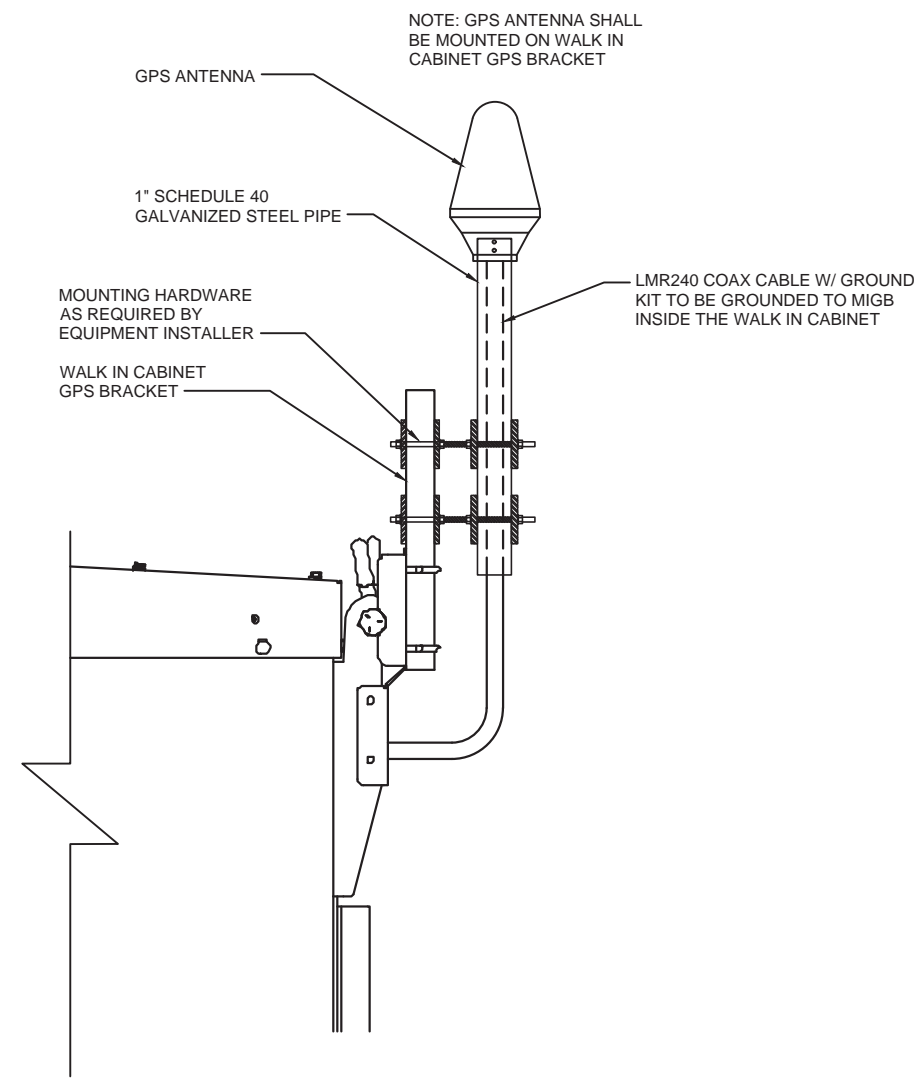
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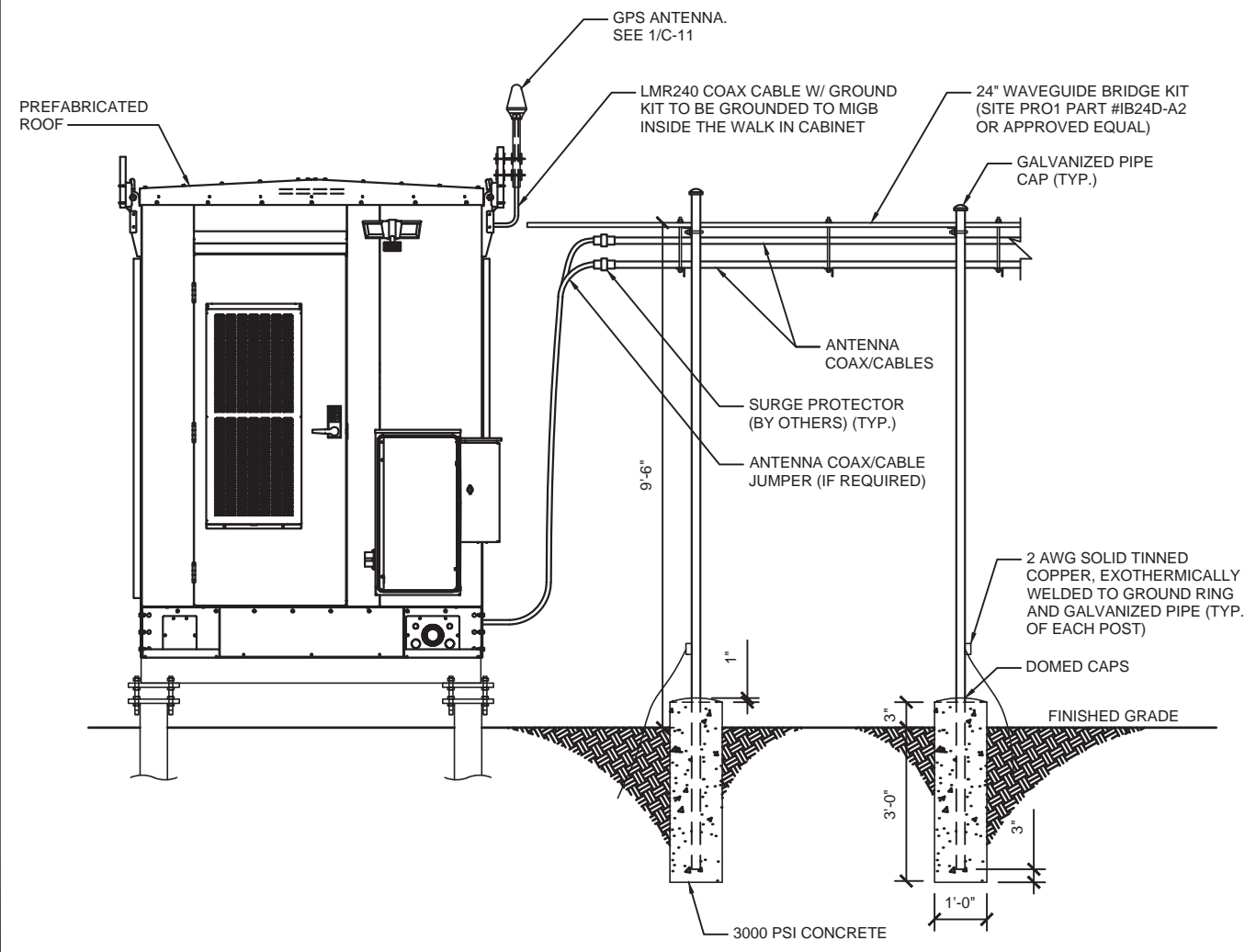
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JOB: 2001869T



C-10
PLUMBING DIAGRAM




| | |
|----------------------------|----------|
| GPS MOUNTING DETAIL | 1 |
| SCALE: NONE | |



| | |
|-----------------------------|----------|
| ICE BRIDGE ELEVATION | 2 |
| SCALE: NONE | |



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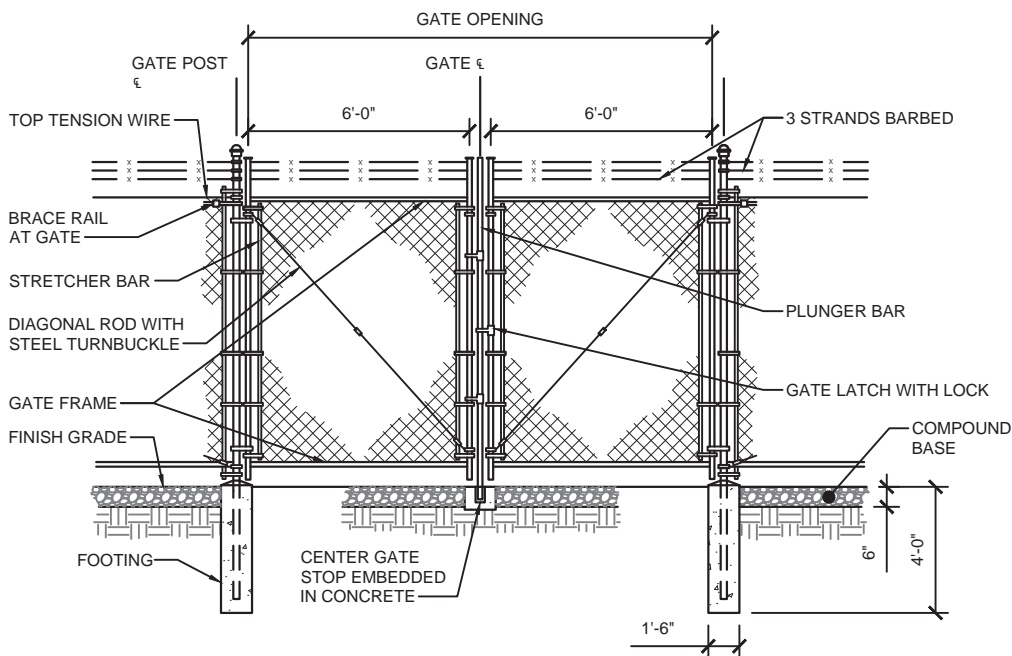
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C-11
ICE BRIDGE DETAILS

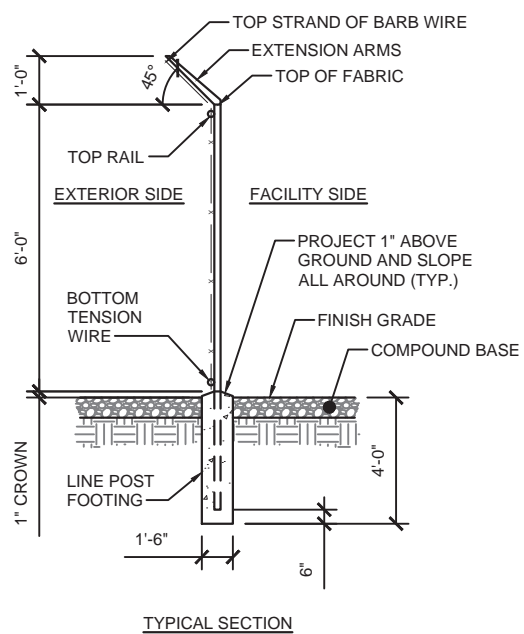
- FENCE NOTES:**
- (INSTALL FENCING PER ASTM F-567, SWING GATES PER ASTM F- 900)
1. GATE POST: 3-1/2" DIA. SCHEDULE 40 PER ASTM-F 1083
 2. CORNER AND TERMINAL OR PULL POST: 3" DIA. SCHEDULE 40 PER ASTM-F 1083
 3. LINE POST: 2" DIA. SCHEDULE 40 PIPE PER ASTM-F 1083
 4. GATE FRAME: 1-1/2" DIA. SCHEDULE 40 PIPE PER ASTM-F 1083
 5. TOP RAIL AND BRACE RAIL: 1-1/2" DIA. SCHEDULE 40 PIPE PER ASTM-F 1083
 6. FABRIC: 9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392
 7. TIE WIRE: MINIMUM 9 GA. GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAXIMUM 24" INTERVALS
 8. TENSION WIRE: 6 GA. GALVANIZED STEEL
 9. BARBED WIRE DOUBLE STRAND 12-1/2" GA. TWISTED WIRE TO MATCH WITH FABRIC 14 GA., 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS
 10. GATE LATCH: 1-3/8" O.D. PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYED ALIKE FOR ALL SITES IN A GIVEN MTA
 11. COMPLY WITH ANY LOCAL ORDINANCES REQUIRING PERMITS FOR PLACEMENT OF BARBED WIRE
 12. HEIGHT = 6' VERTICAL AND 1' BARBED WIRE VERTICAL DIMENSION
 13. WARNING SIGNS USING THE INTERNATIONAL SYMBOL OF ELECTRICAL SHOCK HAZARD SHALL BE FURNISHED AND INSTALLED ON THE EXTERIOR OF ALL SIDES OF THE MAIN PERIMETER FENCE AND THE GATE. ADDITIONALLY, SIGNS SHALL BE FURNISHED AND INSTALLED THAT STATE "NO TRESPASSING" IN ENGLISH. THE SIGNS SHALL BE IMPERVIOUS TO WEATHERING AND BE MOUNTED TO AVOID EASE OF REMOVAL BY VANDALS.



DOUBLE SWING GATE DETAIL

SCALE: NONE

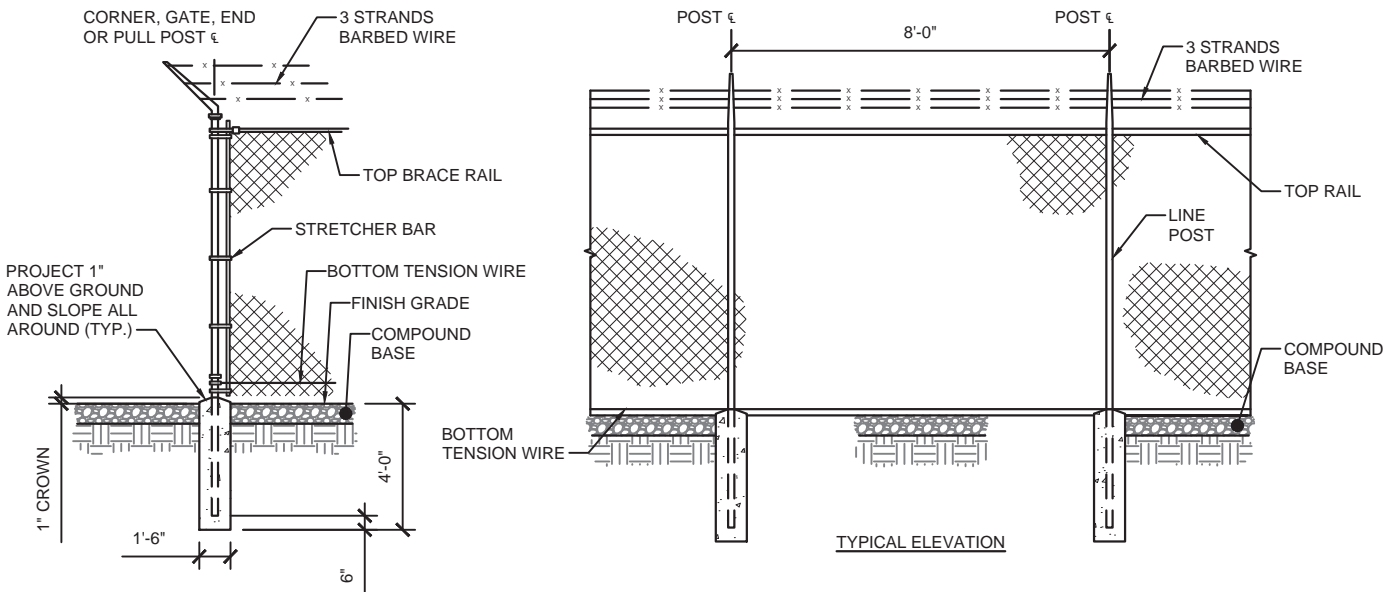
1



WOVEN WIRE FENCE DETAIL

SCALE: NONE

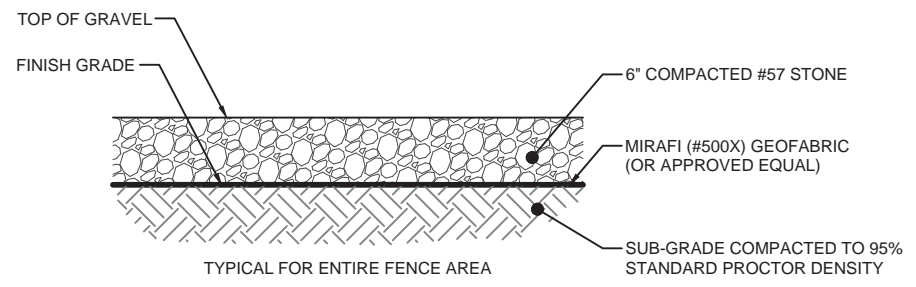
2



WOVEN WIRE CORNER, GATE, END OR PULL POST DETAIL

SCALE: NONE

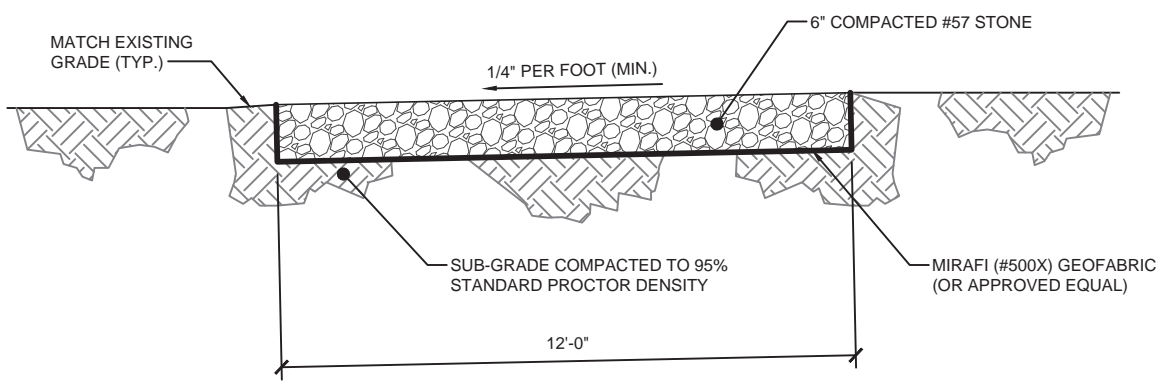
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COMPOUND BASE DETAIL

SCALE: NONE

4



ACCESS DRIVE DETAIL

SCALE: NONE

5

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C-12
FENCE & SITE DETAILS

PROPOSED H-FRAME WITH
800A METER CENTER &
HOFFMAN BOX. SEE 3/E-3

PROPERTY LINE

R.O.W. LINE

STILL ROAD

R.O.W. LINE

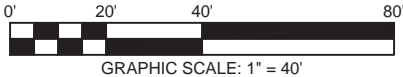
EXISTING UTILITY POLE
W/ TRANSFORMER

OHW

OHW

OHW

EXISTING OVERHEAD
UTILITY LINE



GRAPHIC SCALE: 1" = 40'

UTILITY ROUTING
PENDING UTILITY
WALK

| VOLTAGE DROP | | | |
|---|----------------------------|-------------------------|--------------------------|
| FROM EXISTING R.O.W. TO METER CENTER (800A) | | | |
| LENGTH OF RUN | WIRE SIZE | VOLTAGE DROP (VOLTS) | PERCENTAGE OF VOLTAGE |
| ±55'-0" | (2) RUNS OF (3) 600 MCM | 1.12 V | 0.47% |

PROPOSED 30'-0" ACCESS/UTILITY
EASEMENT. SEE SURVEY FOR
LEGAL DESCRIPTION

PROPOSED UNDERGROUND FIBER
CONDUIT(S) WITH PULL STRINGS FROM
R.O.W. TO PROPOSED HOFFMAN BOX.
CONTRACTOR TO VERIFY IN FIELD WITH
LOCAL UTILITY COMPANY. SEE 1/E-3

PROPOSED UNDERGROUND ELECTRIC
CONDUIT(S) & WIRE FROM R.O.W. TO
PROPOSED METER CENTER.
CONTRACTOR TO VERIFY IN FIELD WITH
LOCAL UTILITY COMPANY. SEE 1/E-3



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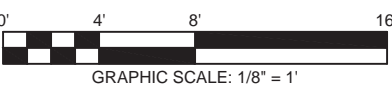
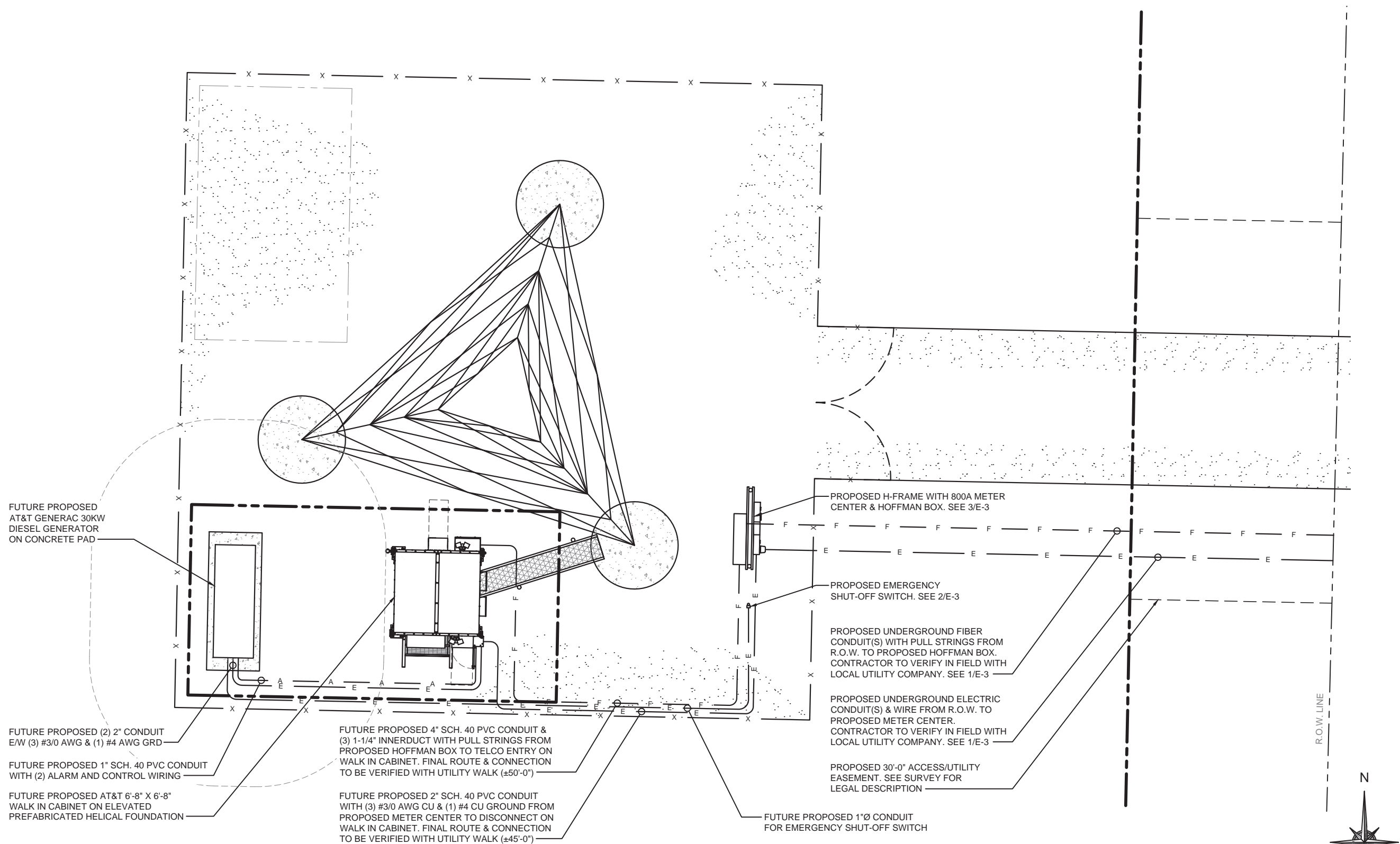
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E-1

UTILITY PLAN

NOTE:
UNDERGROUND CONDUITS SHALL BE
SCHEDULE 40 PVC UNLESS NOTED
OTHERWISE. USE RGS FOR ELBOWS
AND RISERS



ENLARGED UTILITY PLAN

SCALE: 1/8" = 1'-0"

1

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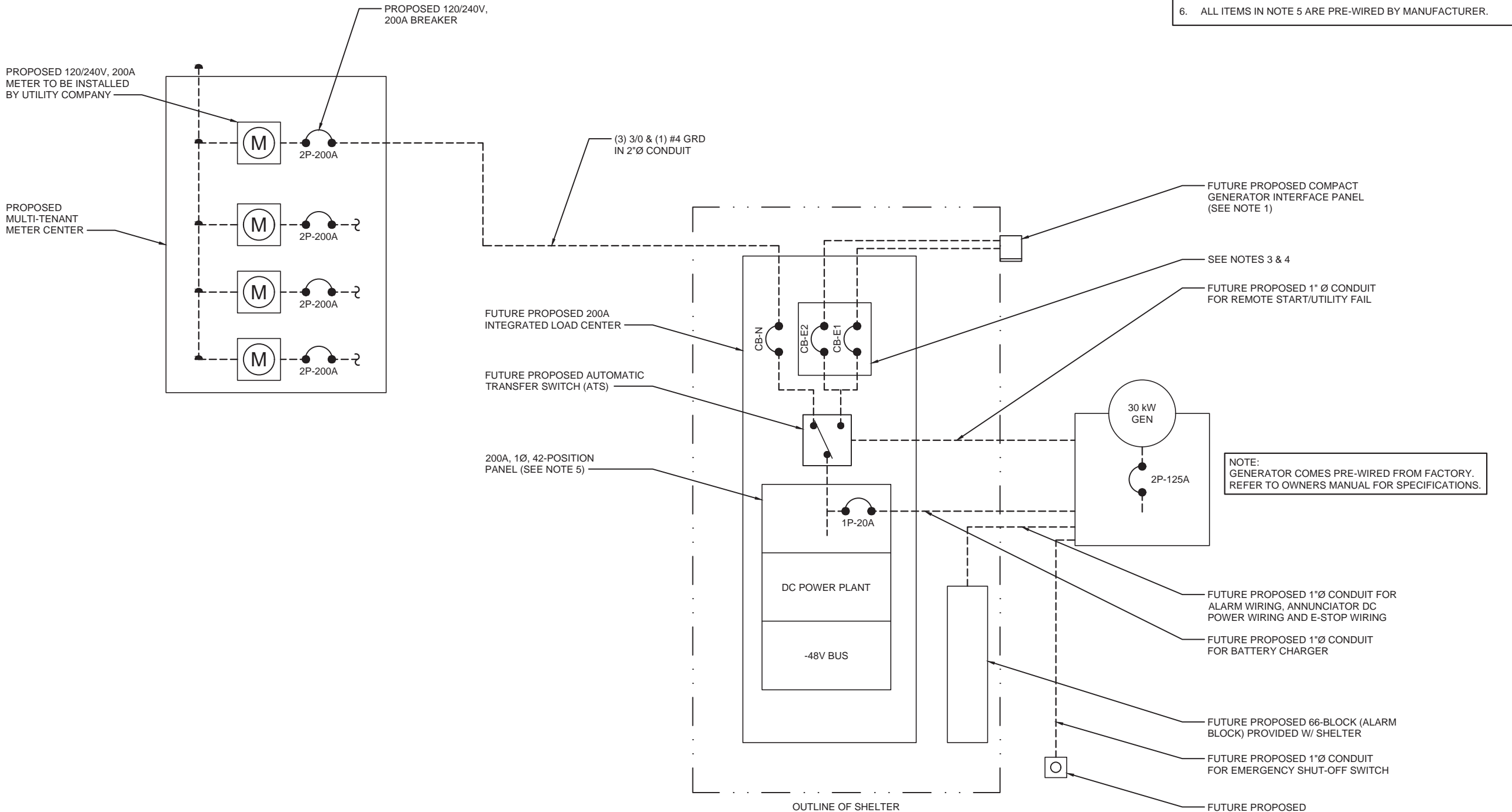
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E-2
ENLARGED UTILITY PLAN



- NOTES:**
1. PROVIDE ARC FLASH WARNING LABELS ON ALL PANELS PER NEC 110.16.
 2. PROVIDE EQUIPMENT IDENTIFICATION LABELS PER NEC 225.37.
 3. CB-N AND CB-E1 ARE 2P-200A MAIN BREAKERS.
 4. CB-E1 IS MECHANICALLY INTERLOCKED.
 5. POWER TRANSFER LOAD CENTER (PTLC) INCLUDES A CAM-LOC GENERATOR CONNECTION PANEL, AND MTS, A MECHANICALLY INTERLOCKED TRANSFER SWITCH, A 200A 42-POS PANEL AND SURGE SUPPRESSION.
 6. ALL ITEMS IN NOTE 5 ARE PRE-WIRED BY MANUFACTURER.

ONE LINE DIAGRAM

SCALE: NONE

1



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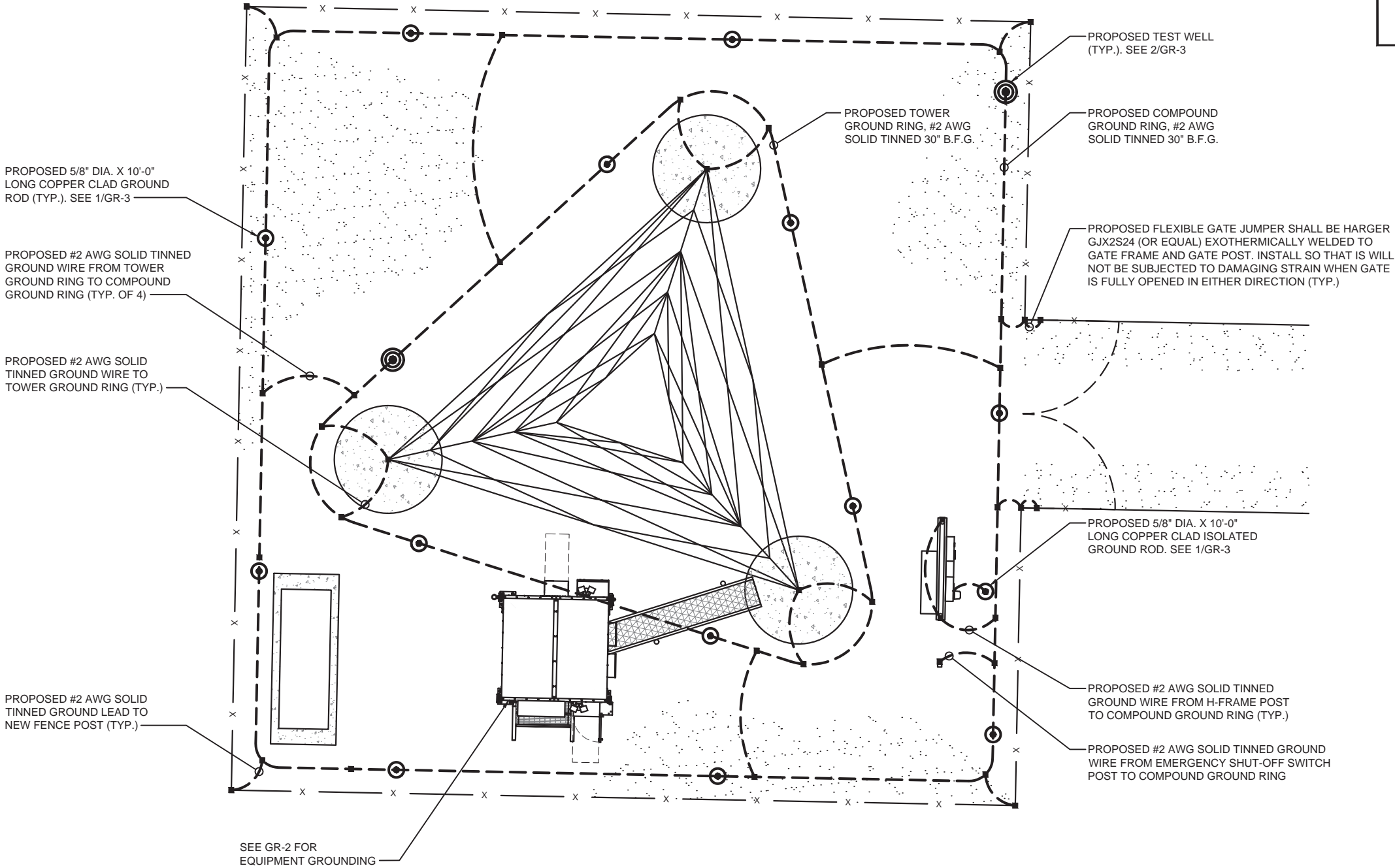
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DRAWN: JTB
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E-4
ONE LINE DIAGRAM

NOTE:
GROUNDING IS FOR REFERENCE ONLY. SOIL
CONDITIONS SPECIFIED IN GEOTECHNICAL REPORT
SHALL BE REFERRED TO PRIOR TO CONSTRUCTION
& MATERIAL ORDER. FINAL GROUNDING SYSTEM
RESISTANCE TO BE UNDER 5 OHM'S.



LEGEND

GROUNDING WIRE

EXOTHERMIC WELD

MECHANICAL CONNECTION

COMPRESSION FITTING

TEST WELL

GROUND ROD

GROUND BUS BAR

IgniteWireless

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GROUNDING PLAN

SCALE: 1/8" = 1'-0"

1

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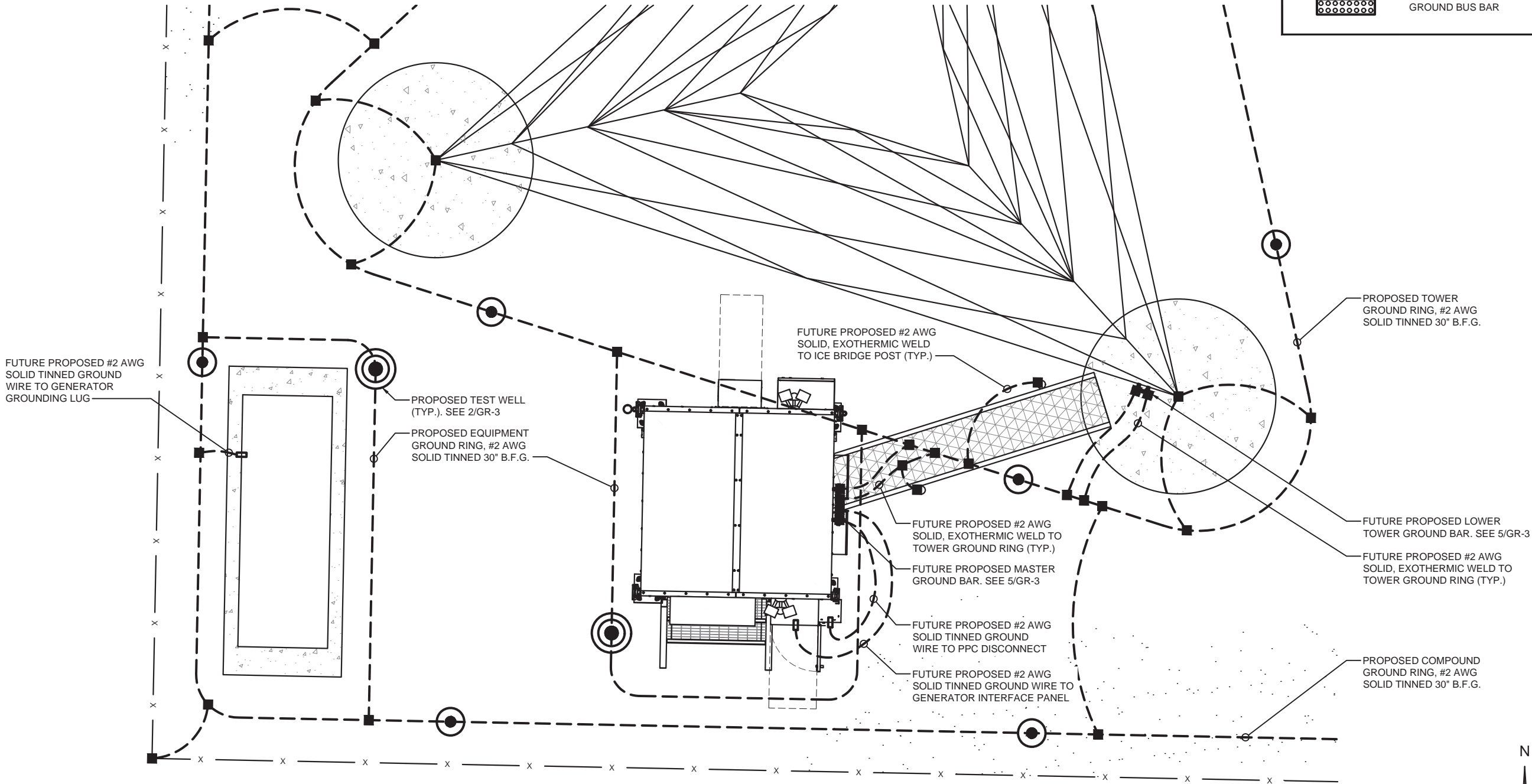
GR-1

GROUNDING PLAN

NOTE:
GROUNDING IS FOR REFERENCE ONLY. SOIL
CONDITIONS SPECIFIED IN GEOTECHNICAL REPORT
SHALL BE REFERRED TO PRIOR TO CONSTRUCTION
& MATERIAL ORDER. FINAL GROUNDING SYSTEM
RESISTANCE TO BE UNDER 5 OHM'S.

LEGEND

- GROUNDING WIRE
- EXOTHERMIC WELD
- MECHANICAL CONNECTION
- COMPRESSION FITTING
- TEST WELL
- GROUND ROD
- GROUND BUS BAR



EQUIPMENT GROUNDING PLAN

SCALE: 1/4" = 1'-0"

1



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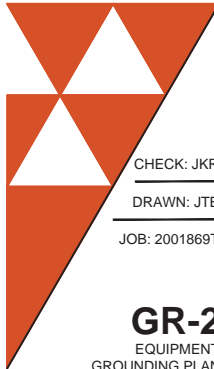
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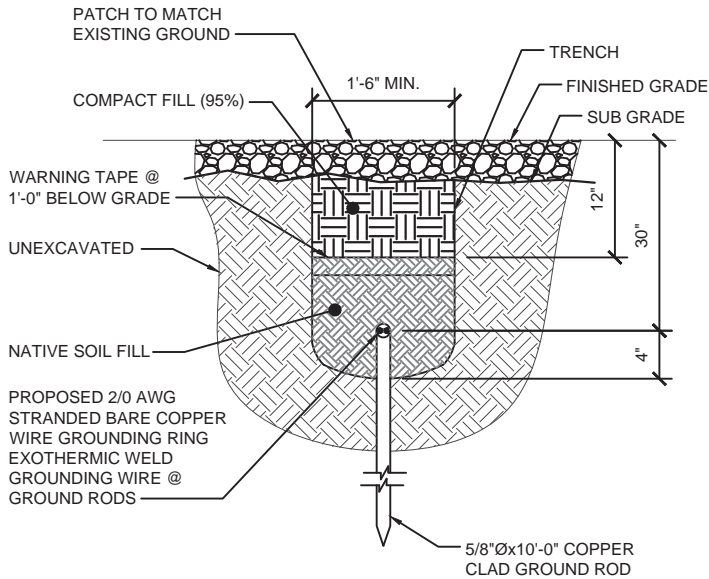


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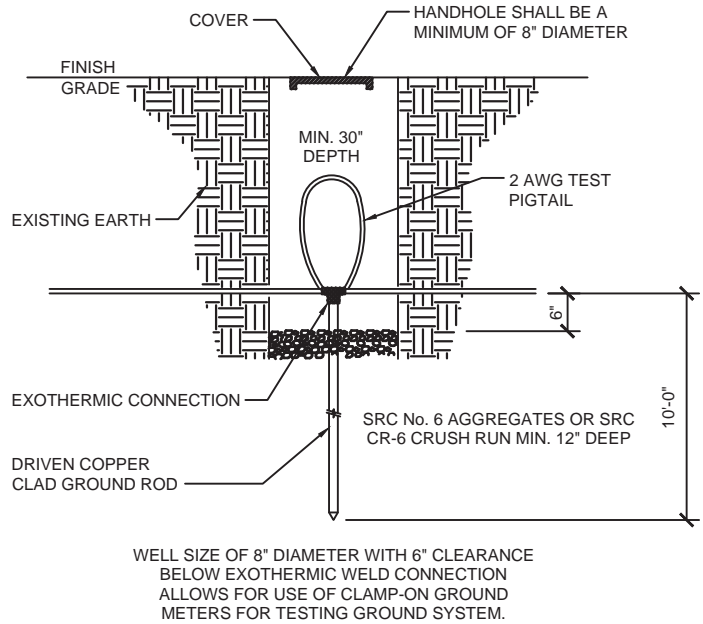
GR-2
EQUIPMENT
GROUNDING PLAN



GROUND ROD DETAIL

SCALE: NONE

1

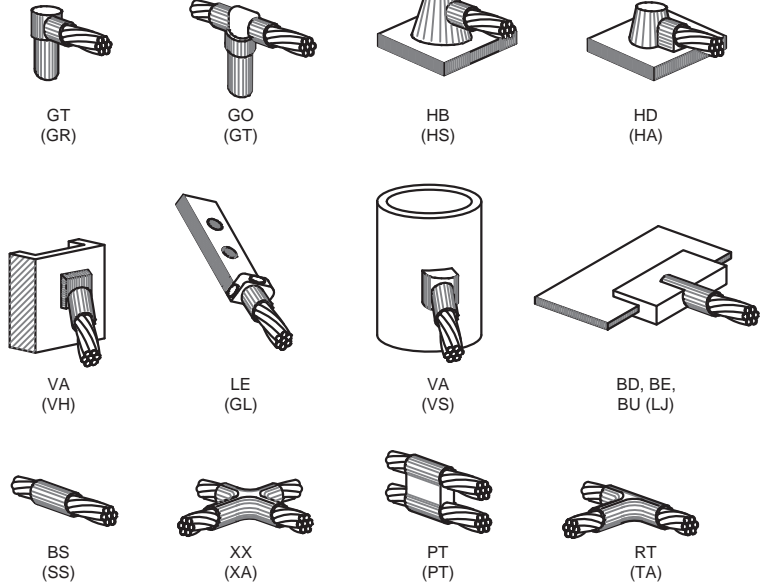


TEST WELL DETAIL

SCALE: NONE

2

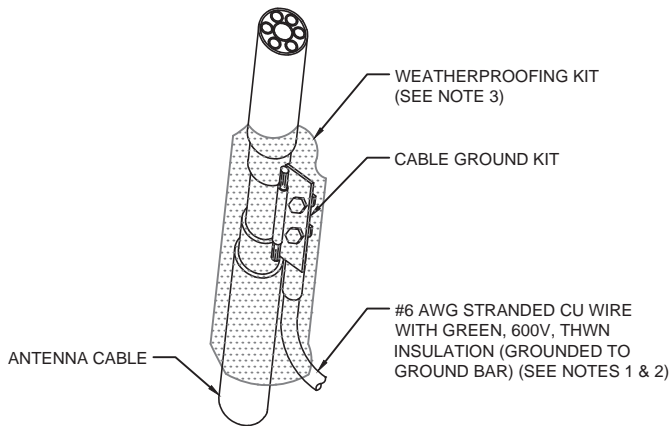
NOTE:
THE FOLLOWING SYMBOLS SHOWN ARE HARGER ULTRAWELD
EXOTHERMIC CONNECTIONS WITH PART NUMBERS BELOW.
THESE CONNECTIONS MAY BE CROSS-REFERENCED WITH
CADWELD CONNECTIONS WHICH ARE SHOWN IN PARENTHESES



EXOTHERMIC WELD TYPES

SCALE: NONE

3



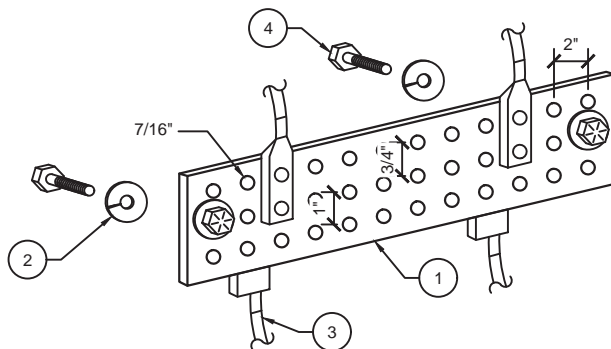
NOTES:

- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
- GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
- WEATHERPROOFING SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.

CONNECTION OF GROUND KIT TO ANTENNA CABLE

SCALE: NONE

4



LEGEND:

- COPPER GROUND BAR (TINNED), 1/4\"X 4\"X 20\"
 - 5/8\" LOCKWASHERS, H.K. PORTER OR APPROVED EQUIVALENT.
 - #2 TWO HOLE LONG BARREL COMPRESSION LUG BY BURNDY OR APPROVED EQUIVALENT. CONTRACTOR SHALL EXOTHERMICALLY WELD ALL CONNECTIONS TO EXTERIOR GROUND BARS. MECHANICAL CONNECTIONS WILL ONLY BE ALLOWED INSIDE WALK IN CABINET AND FOR COAX GROUNDING CONNECTIONS.
 - 5/8-11 X 1\" HHCS BOLTS, H.K. PORTER OR APPROVED EQUIVALENT.
- * APPLY A NO-OXIDATION COMPOUND BEHIND AND ON ALL CONNECTIONS TO GROUND BUSS BAR.

GROUND BAR DETAIL

SCALE: NONE

5

NOT USED

SCALE: NONE

6

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GR-3
GROUNDING DETAILS

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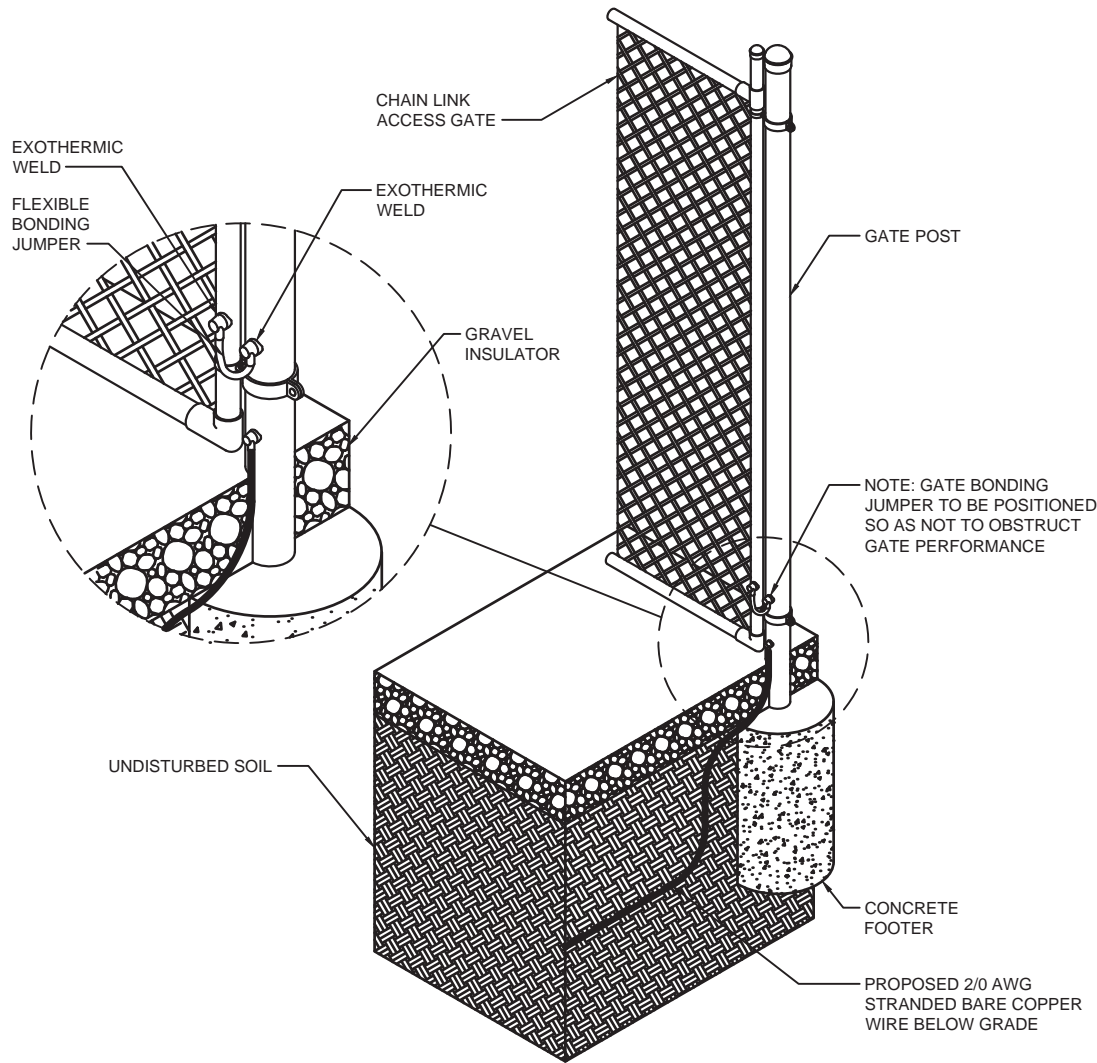
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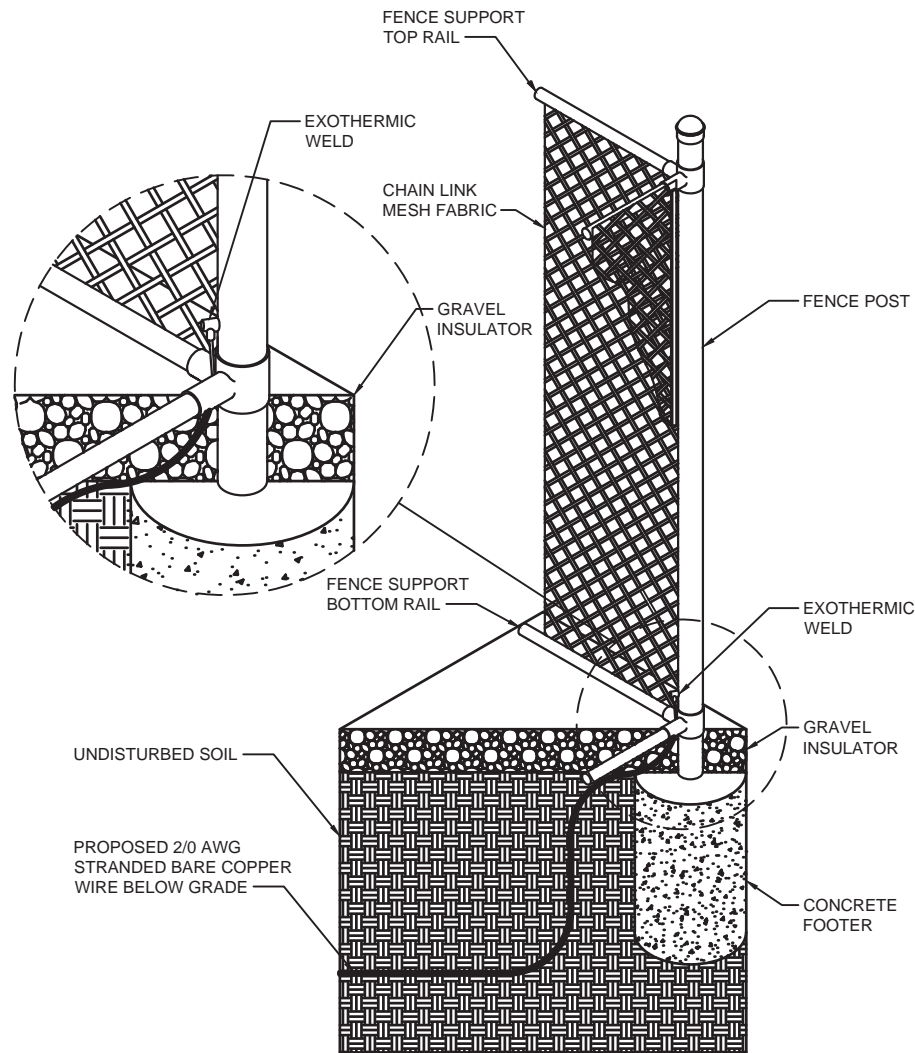
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NOTE:
ALL EXTERIOR GROUNDING WIRE IS
#2 SOLID BARE TINNED COPPER.



FENCE AND GATE GROUNDING DETAIL

SCALE: NONE

1

CITY SWITCH II-A

IgniteWireless

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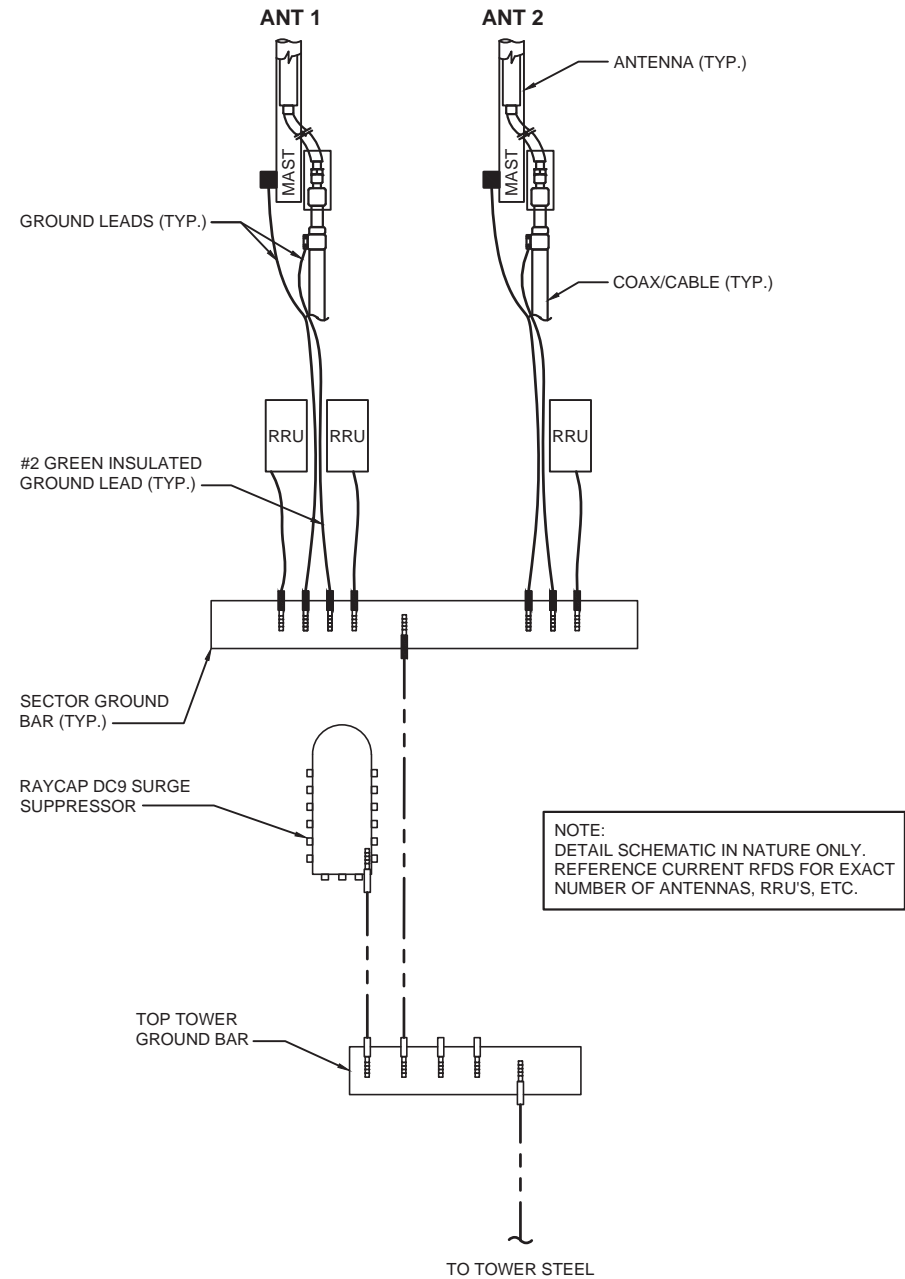
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GR-4

GROUNDING DETAILS



ANTENNA GROUNDING DIAGRAM

SCALE: NONE

1

NOT USED

SCALE: NONE

2

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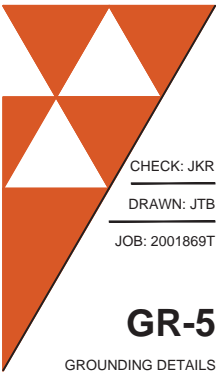
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GR-5
GROUNDING DETAILS



March 24, 2021

Columbia County Building & Zoning
135 Northeast Hernando Ave,
Suite 238,
Lake City, FL 32055

RE: Otter Bay/FLC014 – Maintenance, Safety, and Use Letter

To whom it may concern:

Pursuant to Columbia County Land Development Regulations Section 12.2.1.(3)(h), Section 4.2.34(4), Section 4.2.34(4)(1)(a-i), Section 4.2.34(4)(2)(a-j), and Section 4.2.34(4)(1-10). This proposed Wireless Telecommunications Facility will be maintained in a safe manner, and in compliance with all conditions of the Special Exception Permit, without exception, unless specifically granted relief by the Columbia County in writing, as well as all applicable and permissible local codes, ordinances, and regulations, including any and all Columbia County, State and Federal Laws, rules, and regulations. This tower will be constructed to be legally permissible and the Applicant CitySwitch, Ignite Wireless, and all other contractors working with the design, implementation, and construction of this proposed Wireless Telecommunications Facility will be authorized to do business in the State of Florida.

This telecommunications facility shall be automated and unmanned. After the brief construction and installation periods this site will only require infrequent visits for maintenance and upkeep. Typically, there will be two annual visits with one service truck and two service personnel. We are not anticipating any traffic impact, elevated noise levels, or dust generated from basic ground maintenance at this telecommunications facility.

The proposed tower design was submitted based upon a wide-ranging analysis of the Columbia County Land Development Regulation requirements and current wireless telecommunication tower design best practices. Factors evaluated during this tower design included: aesthetic impact, compatibility with existing land use, economic limitations, constructability, and the suitability to meet RF propagation objectives required by AT&T. Based on the provided AT&T Propagation Study a tower height of 305ft is necessary to accomplish the proposed service objectives. This Propagation Study also confirms that the proposed 305ft tower is the minimum height technologically necessary to enable the provision of wireless service required by AT&T and FirstNet within the proposed area of Columbia County. As such, the proposed tower will not have an adverse effect on the Columbia County comprehensive plan or established land use pattern. There are also no expected issues or conditions which would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets; adversely influence living conditions in the neighborhood; create or excessively increase traffic congestion or otherwise affect public safety; create a drainage problem; seriously reduce light and air to adjacent areas; adversely affect property values in the adjacent area; or be a deterrent to the improvement or development of adjacent property in accord with existing regulations.



In keeping with the objectives of the Columbia County Comprehensive Plan (and specifically Objective I.2 and Objective I.7), the location and design of this tower is intended to not disturb the rural character of the agriculture and rural area or negatively affect natural and environmental resources. The proposed tower is needed to provide increased wireless communications coverage and capacity to the local population and travelers along Interstate 10 near Lake City. The proposed facility will not have an adverse effect on the air quality, surface and ground water quality, or existing noise levels. The surface of the land at the 10,000 SF facility will be altered for the facility but will not affect the nearby vegetation, soil, or soil stability. Typical construction and operation of telecommunication facilities does not produce adverse effects on populations of fish, plantlife, wildlife, or marinelife. Attached with this application are a Phase 1 Environmental Study and NEPA Summary Report to ensure there are no specific adverse effects of historic, environmental, fish, plantlife, wildlife, or marinelife species at this facility. These studies will include a survey of the area for the possible existence of threatened and endangered species. The visual impact of the tower will be mitigated by the surrounding trees which will help to naturally screen the ground-based facilities and maintain the rural nature of the area. Internet connectivity and broadband access can be a challenge in rural communities and strengthening the wireless communication network in these areas can provide these services before direct in-home service is available. A dependable wireless network ensures that residents have the option to stay connected economically, socially, and during emergencies. This proposed tower will be advantageous to the community and neighborhood without being out of scale with the needs of the neighborhood or the community.

Sincerely,

A handwritten signature in black ink that reads "Kendal Lotze". The signature is written in a cursive, flowing style.

Kendal Lotze

Ignite Wireless
Project Manager
102 Mary Alice Park Rd
Suite 505
Cumming, GA 30040
Phone: 770-862-8089



February 8, 2021

Columbia County Building & Zoning

135 Northeast Hernando Avenue, Ste 238
Lake, Florida, 32055

To whom it may concern:

I respectfully submit this letter as an explanation of our need for a new telecommunications site in the county of Columbia, Florida. As the system design engineer for AT&T Mobility responsible for this area, I have performed a thorough analysis of the desired coverage need in area and the interaction of existing AT&T sites within the immediate coverage area. The search area was based on the proposed site's location relative to the current surrounding sites and capacity enhancements needed within the county. After running numerous propagation modeling, the location and design height was selected as optimal to provide maximum outdoor/indoor coverage and handoff capabilities between the surrounding AT&T sites, based on their location and antenna centerlines.

My study included field visits and computer analysis with sophisticated RF modeling that takes into account the following variables: (A) The physical characteristics of the frequencies allotted by the FCC to AT&T; (B) The allowable power outputs of those frequencies; (C) The AT&T Mobility equipment specifications; (D) The location of existing AT&T Mobility and other facilities; (E) The topography and building density of the area; (F) The optimum coverage using the minimum use of new tower sites. After this review, it was determined that there are no existing structures within the area to meet AT&T Mobility's engineering objectives. These factors were quantified, and values extrapolated using RF modeling software to arrive at a design location and minimum requirement for antenna height. The site candidate, located at 535 Northeast Clyde Varnes Road, Lake City, Florida 32055, identified as AT&T Mobility's Otter Bay site, and is required to meet the coverage objective. Existing neighboring cell site locations on the network are located approximately 9.3, 4.3, 4.4, 5.6, and 4.3 miles away. This new network node will shorten the distances, offering much improved levels of service to target vehicular and residential areas.

The frequency plan for this site is also in accordance with FCC requirements and will not interfere with the Public Safety bands assigned by the FCC. AT&T is licensed by the FCC to use the Cellular A&B bands, FirstNet, PCS F band, 700 B, C&D bands, AWS-3 bands & WCS A, B, C, and D bands in Columbia County.

In summary, it is my professional opinion as the radio frequency design engineer there are no other facilities, in the proper location and at the required height, which will provide the coverage to meet our requirement of providing excellent wireless services to your citizens in this area.

Sincerely,

New Cingular Wireless PCS, LLC

By: AT&T Mobility Corporation, its Manager

By: Frank Tagliani

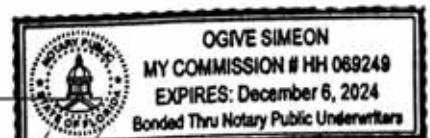
Frank Tagliani
Principal Engineer – AT&T Mobility
407-920-0000

State of Florida, County of Broward

Sworn to and subscribed before me the undersigned authority by the Manager who is personally known to me, this 8th day of February, 2021.

Notary Public

My Commission Expires: December 6, 2024

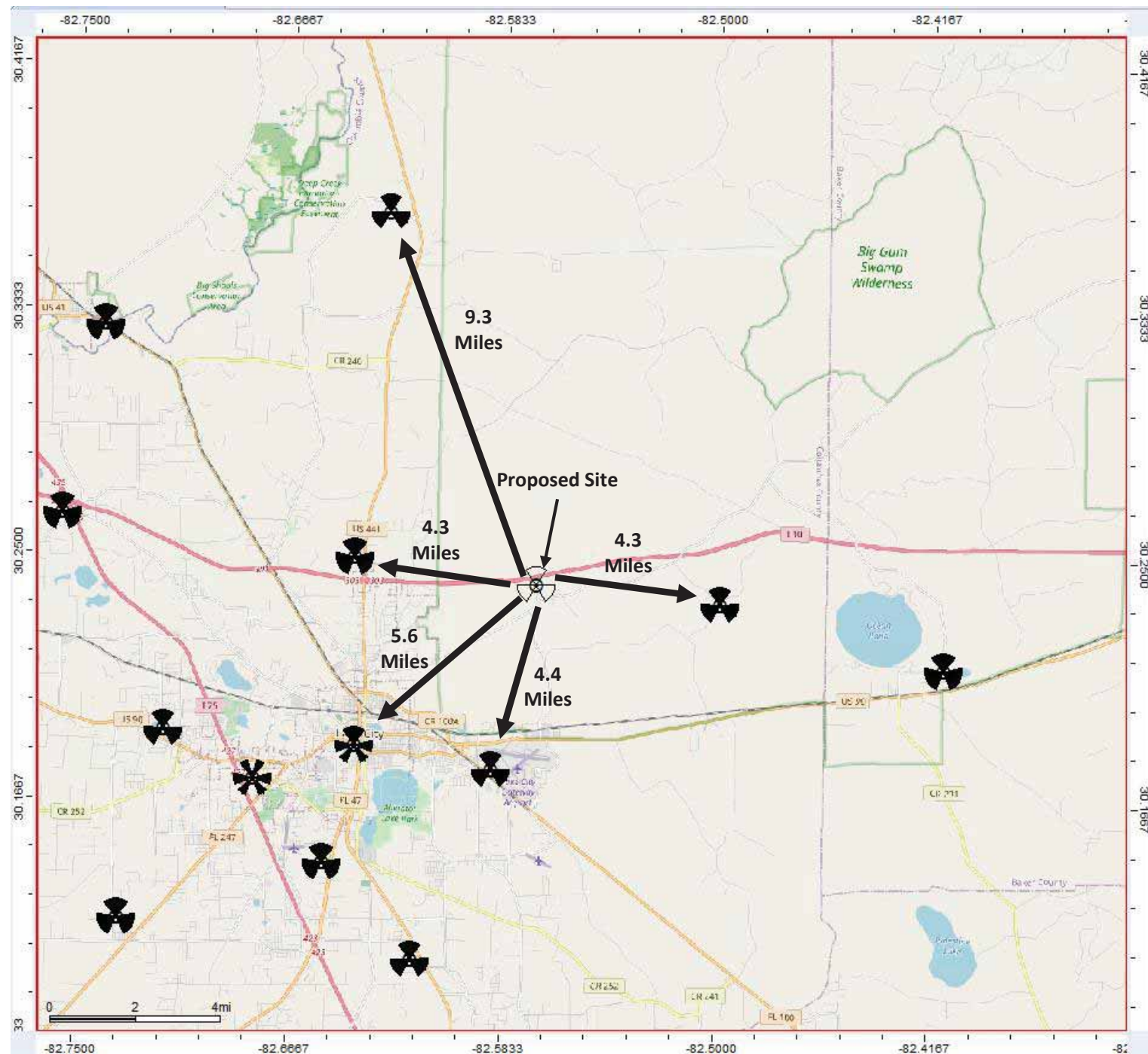


Otter Bay Cell Site

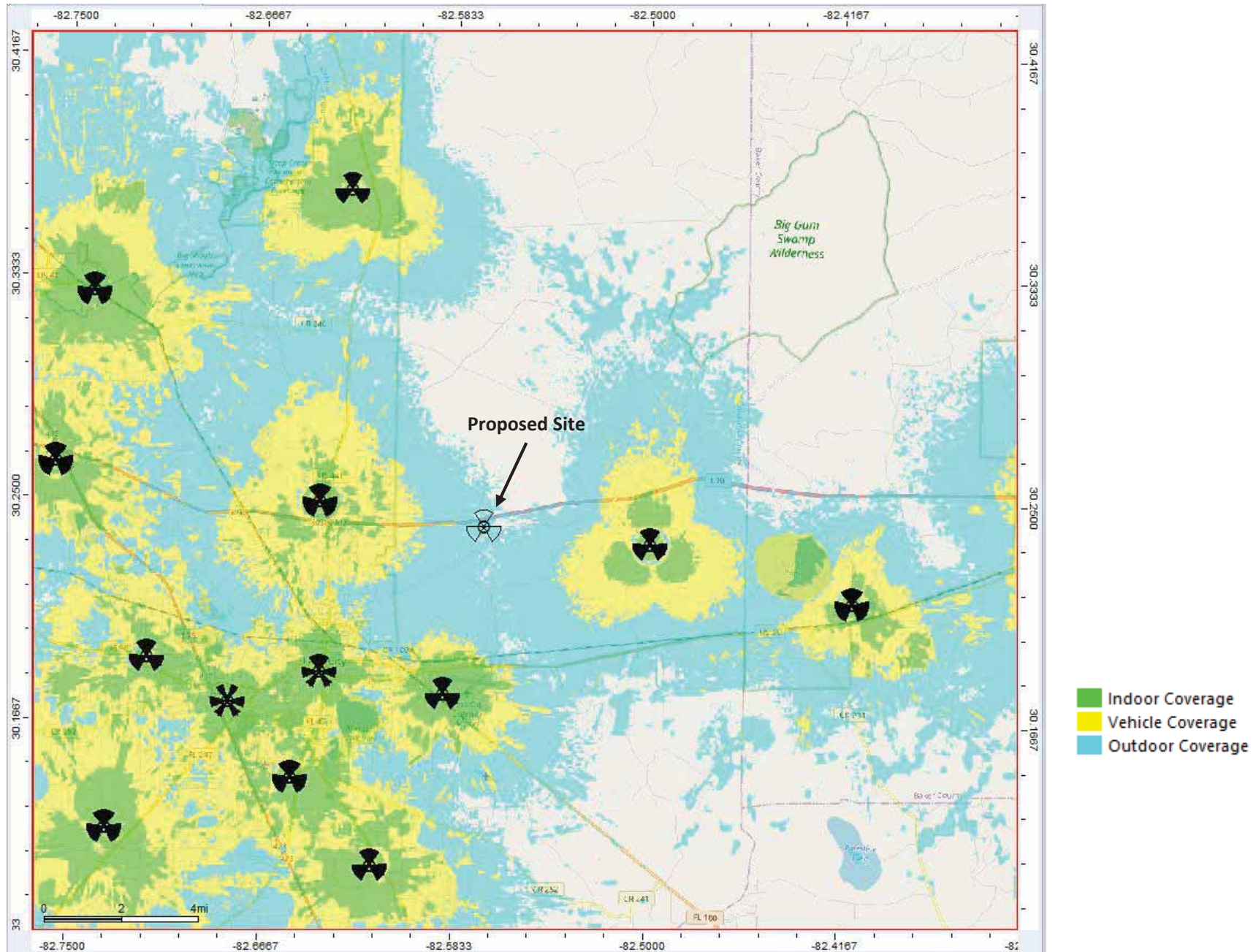
Proposal

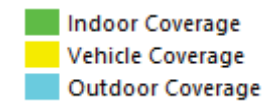
Area of Interest

Distances to existing sites



Otter Bay Current Coverage





February 26, 2021

Timothy Cook
Director - Construction & Operations
CitySwitch
1900 Century Placel NE, Suite 320
Atlanta, GA 30345

RE: 305' Self-Supporting Tower for Otter Bay, FL

Dear Mr. Cook,

Upon receipt of order, we propose to design and supply the above referenced tower for a Basic Wind Speed of 118 mph with no ice and 30 mph with 1/4" ice, Risk Category II, Exposure Category B, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

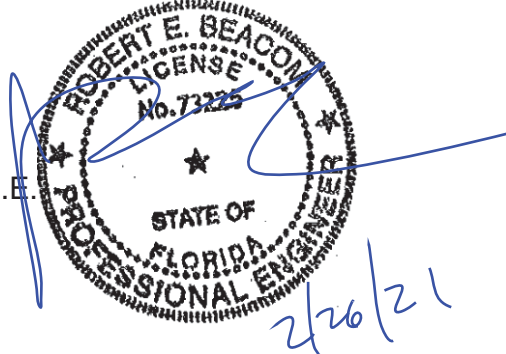
When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. This would effectively result in a fall radius within the 100' x 100' compound. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.*

Sincerely,

Robert E. Beacom, P.E., S.E.
Engineering Supervisor





September 14, 2020

Colleen Carroll, VP, Site Development
Ignite Wireless, Inc.
102 Mary Alice Park Road, Suite 505
Cumming, GA 30040

Re: Phase I Environmental Site Assessment
Otter Bay
Still Road
Lake City, Florida 32055

Dear Ms. Carroll:

RESCOM Environmental Corp. has completed a Phase I Environmental Site Assessment for the above referenced property. This assessment was performed in conformance with the American Society for Testing and Materials (ASTM) Standard Practice E 1527.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property. It is the opinion of the Environmental Professional that no further inquiry is required.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

This Phase I Environmental Site Assessment has been prepared for the exclusive use of Ignite Wireless, Inc., CitySwitch, LLC, and AT&T Mobility Corp. Thank you for the opportunity to provide this service and we look forward to working with you in the future. If you have any questions or comments, please call our office at (231) 409-2563.

Sincerely,

RESCOM Environmental Corp

A handwritten signature in black ink that reads "Susan Blackmore".

Susan Blackmore, LPG
Environmental Professional

A handwritten signature in black ink that reads "Joseph P. Lee".

Joseph P. Lee
Environmental Professional

RESCOM File: 20050018



**ASTM E 1527
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

OTTER BAY
STILL ROAD
LAKE CITY, FLORIDA 32055

Prepared for:

Ignite Wireless, Inc.
102 Mary Alice Park Road, Suite 505
Cumming, GA 30040

September 14, 2020

Prepared by:

RESCOM Environmental Corp
PO Box 361
Petoskey, Michigan 49770
(231) 409-2563
RESCOM ID: 20050018

A handwritten signature in black ink that reads "Susan Blackmore".

Prepared by: Susan Blackmore, LPG
Environmental Professional

A handwritten signature in black ink that appears to read "Joseph P. Lee".

Reviewed by: Joseph P. Lee
Environmental Professional

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Appendix A – Property Location Map and Site Plans
Appendix B – Aerial Photographs, Topographic Maps
Appendix C – ERIS Database Search Report
Appendix D – Site Photographs
Appendix E – Resumes of Environmental Professionals

INTRODUCTION

Executive Summary

The report of findings for the property located at: Still Road (Clyde Varnes Road), Columbia County, Lake City, Florida is summarized as follows:

Findings

1. The subject property consists of wooded land located west of Still Road (Clyde Varnes Road) and south of Interstate 10. Ignite Wireless, Inc. and CitySwitch, LLC on behalf of AT&T Mobility Corp. are proposing to build a new telecommunications facility within a 100' x 100' lease area on the west portion of the property and construct a 12' wide gravel, access drive off Still Road.
2. RESCOM Environmental Corp. (RESCOM) completed a site visit on September 3, 2020. No evidence of recognized environmental conditions (RECs) were noted on the subject property at the time of the site visit.
3. The surrounding property uses are as follows: wooded land (parent property) to the north followed by wooded land with Interstate 10 beyond; wooded land (parent property) to the east followed by Still Road (Clyde Varnes Road) with wooded, residential land (parent property) beyond; wooded land (parent property) to the south followed by wooded, residential land; wooded land (parent property) to the west followed by wooded land. No areas of environmental concerns were noted on the adjoining properties at the time of the site visit.
4. Based on historical information collected by RESCOM, the subject property has been undeveloped and/or wooded land since from at least 1954. No other developed uses were identified through the historical review.
5. RESCOM interviewed with the property owner, Clyde Varnes regarding the use and environmental history of the subject property and requested a record search pertaining to environmental responses from the Lake City Fire Department (FD). Mr. Varnes responded that he is not aware of any environmental concerns at the subject property and that the property has always been wooded land. The FD has yet to respond to the search request.
6. RESCOM retained the services of Environmental Risk Information Services (ERIS) to prepare a report of reasonably ascertainable environmental records from governmental databases for the property and surrounding properties within the approximate minimum search distances specified by the American Society for Testing and Materials (ASTM) and United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) standards. The subject property is not listed in the database report as a site of environmental concern. In addition, no listings for surrounding properties were identified in the database report within ASTM search criteria.

Recommendations

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property. It is the opinion of the Environmental Professional that no further inquiry is required.

Purpose and Scope

The purpose of this Phase I Environmental Site Assessment (ESA) is to identify historical and visual evidence of recognized environmental conditions (RECs) that may indicate the subject property and/or surrounding properties have been utilized in a manner, which could have contaminated the subject property with environmentally hazardous materials or substances. This Phase I ESA was conducted in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard Practice E 1527. Completion of the Phase I ESA consisted of the following activities: a visual inspection of the subject property; interviews with pertinent individuals; a review of government records; and an evaluation of past land usage including a historical search.

Limitations and Exceptions

The evaluations and conclusions presented in this report have been made to assist the client in making a reasonable assessment of risk with respect to the possible presence of environmental contamination and/or hazardous wastes at the subject property. The results of this assessment are intended only to serve as indicators of the potential for environmental impact on the subject property and its immediate vicinity. The results of this investigation do not guarantee a zero-level risk of environmental impact liability.

Our evaluations and conclusions are based on observations and interpretations of existing conditions, property history, currently available data, site usage, interviews with past and present tenants (when available) and the scope of work defined herein. The scope of this study did not include sampling and/or chemical analysis of soil and/or groundwater from the subject site. The potential for radon gas was not considered for this assessment. The results of this study cannot be used as a guarantee, warranty, or certification of the absence of any particular substance or condition, but rather, should be construed as a diligent review of available data within the time frame and scope of work established herein.

RESCOM Environmental Corp shall not be responsible for inaccurate information and conclusions drawn from such inaccurate information, provided by the client, governmental agencies, third party contractors, interviewees, or other sources. This Phase I ESA has been prepared for the exclusive use of Ignite Wireless, Inc., CitySwitch, LLC, and AT&T Mobility Corp.

SITE BACKGROUND

Site Location and Description

The subject property consists of wooded land located west of Still Road (Clyde Varnes Road) and south of Interstate 10 in Lake City, Florida. Ignite Wireless, Inc. and CitySwitch, LLC on behalf of AT&T Mobility Corp. are proposing to build a new telecommunications facility within a 100' x 100' lease area on the west portion of the property and construct a 12' wide gravel, access drive off Still Road. Site Maps, including a Property Location Map and Site Plans are provided in *Appendix A*.

Previous Environmental Site Assessments

No previous environmental site assessments were available for review at the time of this assessment.

User Provided Information

The Users of this Phase I ESA have been identified as Ignite Wireless, Inc., CitySwitch, LLC, and AT&T Mobility Corp. Chain-of-title records, environmental liens or activity and use limitations, specialized knowledge, commonly known or reasonably ascertainable information and valuation reduction for environmental issues were not provided by the Users at the time of this assessment. The Users provided Site Plans (*Appendix A*) of the proposed telecommunications facility development and access drive. The plans show that the subject property is located on the west part of 26.07-acre parcel (parcel # 12-3S-17-04927.000) of land classified as “Improved Agricultural Land.” According to the Columbia County Property Appraiser records, the property is owned by Clyde F. Varnes and is improved with a single-family home constructed in 1986 and situated across the road, east of the subject property. The address given for the property is 535 Clyde Varnes Road, Lake City. Land coverage listed on the records include residential, timber, pastureland, swamp land and agricultural land. The Users’ reasoning for performing the Phase I ESA is for due diligence purposes related to the development of a telecommunications facility and access road within a leased area of the property.

Adjoining Properties

During the site visit, surrounding properties were viewed to determine usage and to identify any observable potential environmental concerns. The site inspection did not involve accessing the adjoining properties.

Adjoining property to the north: wooded land (parent property) followed by wooded land with Interstate 10 beyond

Adjoining property to the east: wooded land (parent property) followed by Still Road (Clyde Varnes Road) with wooded, residential land (parent property) beyond

Adjoining property to the south: wooded land (parent property) followed by wooded, residential land

Adjoining property to the west: wooded land (parent property) followed by wooded land

No areas of environmental concerns were noted on the adjoining properties at the time of the site visit.

SITE HISTORY

A review of past land use was performed through a review of aerial photographs, topographic maps, and interviews. ASTM 1527 requires that all obvious property uses shall be identified from the present, back to the property’s first developed use, or back to 1940, whichever is earlier. Historical resources were reviewed dating back to 1954, at that time the subject property was undeveloped and/ or wooded land; therefore, the historical review is considered complete.

Aerial Photographs

RESCOM reviewed historical aerial photographs of the subject property and surrounding properties to assist in determining past uses of the subject property. Copies of the photographs are provided in *Appendix B*.

Aerial Photographs, dated 1994, 1999, 2004, 2011, 2014 and 2018:

The subject property appears as undeveloped, wooded land with a house and associated outbuildings on the parent property, across the roadway to the east. The surrounding area is a mix of wooded and residential properties, a pond is to the northwest. No other significant features were observed on the aerial photographs.

Topographic Maps

RESCOM reviewed topographic maps to assist in determining past uses of the subject property. Copies of the maps are provided in *Appendix B*.

Topographic Maps, dated 1954, 1962, 1977, 1993, 2005, 2012 and 2018:

The subject property and adjoining properties appear in a green coloring on the 2005 and earlier maps indicating undeveloped, vegetated land. A pond is shown to the northwest, swampland in the general surrounding area, and the Osceola National Forest is mapped to the south. The 2005 map depicts the residential dwelling on the parent property to the east and the residential dwelling on the adjoining property to the south. The 2012 and 2018 maps includes an aerial photograph as a base map and shows the subject property as undeveloped, wooded land with residential properties adjoining east and south, a pond to northwest, and wooded, residential properties and swampland in surrounding area. No other significant features were observed on the topographic maps.

Fire Insurance Maps

RESCOM attempted to review fire insurance maps for the subject property. No map coverage was found available for the area of the subject property.

Interview with Site Owner

RESCOM interviewed with the property owner, Clyde Varnes on September 10, 2020 regarding the use and environmental history of the subject property. Mr. Varnes responded that he is not aware of any environmental concerns at the subject property and that the property has always been wooded land.

Interview with Local Official

RESCOM contacted the Lake City Fire Department (FD) on September 10, 2020 regarding any records on files pertaining to environmental responses at the subject property. To date, the FD has yet to respond to the search request.

REGULATORY REVIEW

RESCOM retained the services of Environmental Risk Information Services (ERIS) to prepare a report of reasonably ascertainable environmental records from governmental databases for the property and surrounding properties within the approximate minimum search distances specified by the American Society for Testing and Materials (ASTM) and United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) standards.

ERIS Radius Review

The ERIS Database Search Report, provided in *Appendix C*, includes the standard environmental record sources required by ASTM and USEPA, supplemental environmental records sources, diagrams of sites identified within the approximate minimum search distances from the property, and a description of each database searched.

The subject property is not listed in the database report as a site of environmental concern.

No listings for surrounding properties were identified in the database report within ASTM search criteria.

ENVIRONMENTAL SETTING

RESCOM reviewed a topographic map and performed a site inspection to determine the physical setting of the property. This information is useful in determining how environmental concerns might affect the subsurface environment. The topography of the area of the subject property is flat with a slope to the north-northeast. Observation of drainage patterns in the vicinity of the subject property identified a northeast flow of water towards an unnamed drainage swale, which is located ½ mile northeast of the subject property.

SITE RECONNAISSANCE

On September 3, 2020, RESCOM personnel conducted a visual inspection of the subject property. The reconnaissance included a walk-through of the subject property to identify evidence of the presence of contamination or other environmental concerns on the subject property. No RECs were identified at the time of the site inspection. The photographs taken during the site reconnaissance are located in *Appendix D*.

Site Conditions

The following table summarizes the observed conditions identified on the subject property at the time of the site visit.

OBSERVED SITE CONDITIONS

| OBSERVATION | NO | YES | LOCATION (IF YES) |
|---------------------------|----|-----|-------------------|
| Underground Storage Tanks | X | | Not Applicable |
| Aboveground Storage Tanks | X | | Not Applicable |
| Septic Fields | X | | Not Applicable |

| OBSERVATION | NO | YES | LOCATION (IF YES) |
|--|----|-----|-------------------|
| Drainage Systems | X | | Not Applicable |
| Drums and Open Containers | X | | Not Applicable |
| Dumping or Filling Activities | X | | Not Applicable |
| Floor Drains | X | | Not Applicable |
| Hazardous Chemical Storage | X | | Not Applicable |
| Petroleum Hydrocarbon Containers | X | | Not Applicable |
| Materials Spills | X | | Not Applicable |
| Monitor/Supply/Disposal Wells | X | | Not Applicable |
| Odors | X | | Not Applicable |
| Stained Pavement/Soil | X | | Not Applicable |
| PCB-Containing Electrical Transformers | X | | Not Applicable |
| Pesticide Usage/Storage | X | | Not Applicable |
| Pits/Ponds/Lagoons | X | | Not Applicable |
| Pools of Liquid | X | | Not Applicable |
| Roads/Trails with No Apparent Purpose | X | | Not Applicable |
| Stressed Vegetation | X | | Not Applicable |
| Toxic Substance Storage | X | | Not Applicable |
| Unidentified Substance Containers | X | | Not Applicable |
| Wastewater Generation | X | | Not Applicable |

Utilities

Electric and telephone connections are accessible at the subject property. No wells or indication of a septic system were observed on the subject property.

CONCLUSIONS

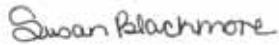
We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the project property referred to as Otter Bay, located at Still Road (Clyde Varnes Road), Columbia County, Lake City, Florida. Any exceptions to, or deletions from, this practice are described in section Limitations and Exceptions of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property. It is the opinion of the Environmental Professional that no further inquiry is required.

REFERENCES

The following resources were utilized in the preparation of this report: Aerial photographs as available from Google Earth; and topographic maps as available at USGS TopoView.

ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



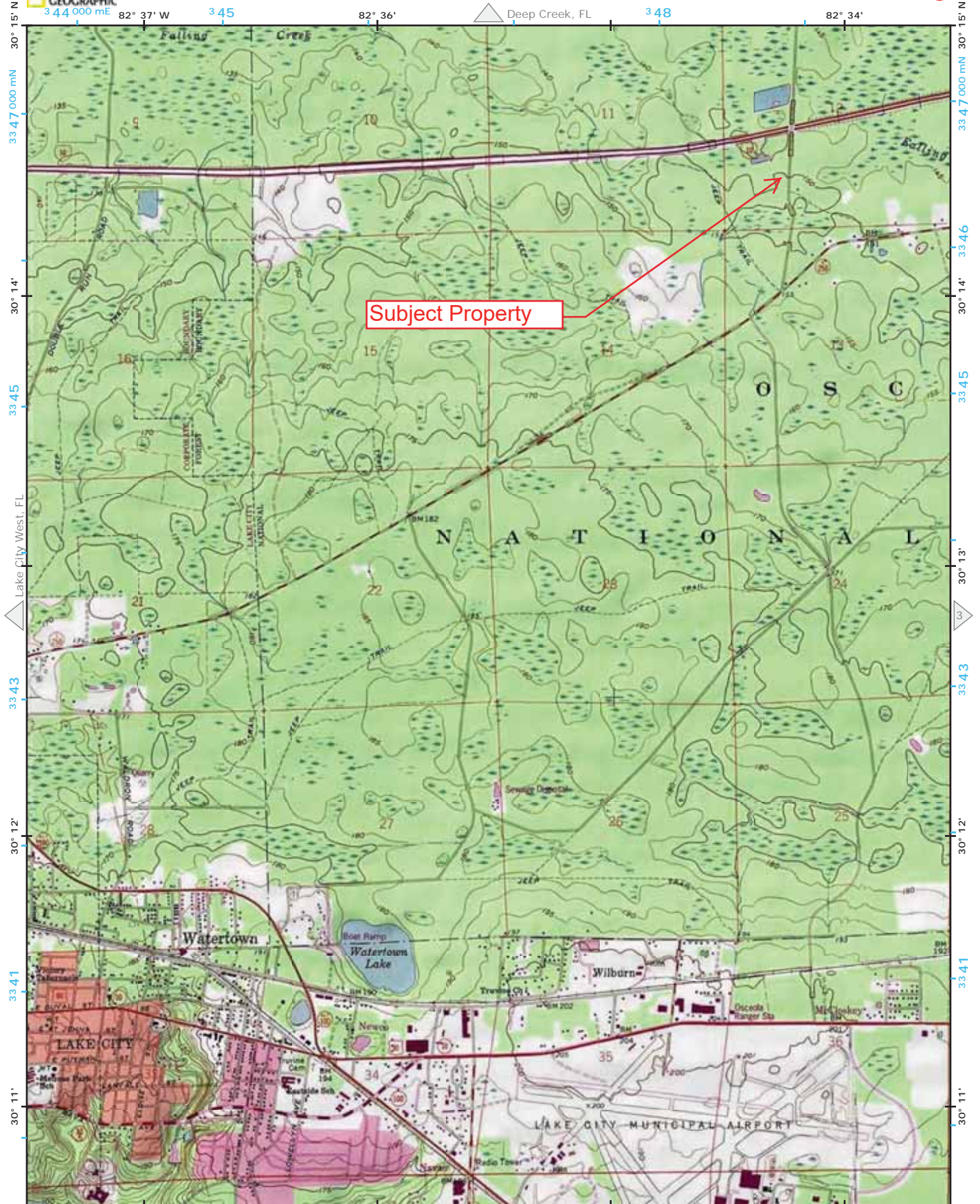
Susan Blackmore, LPG
Environmental Professional



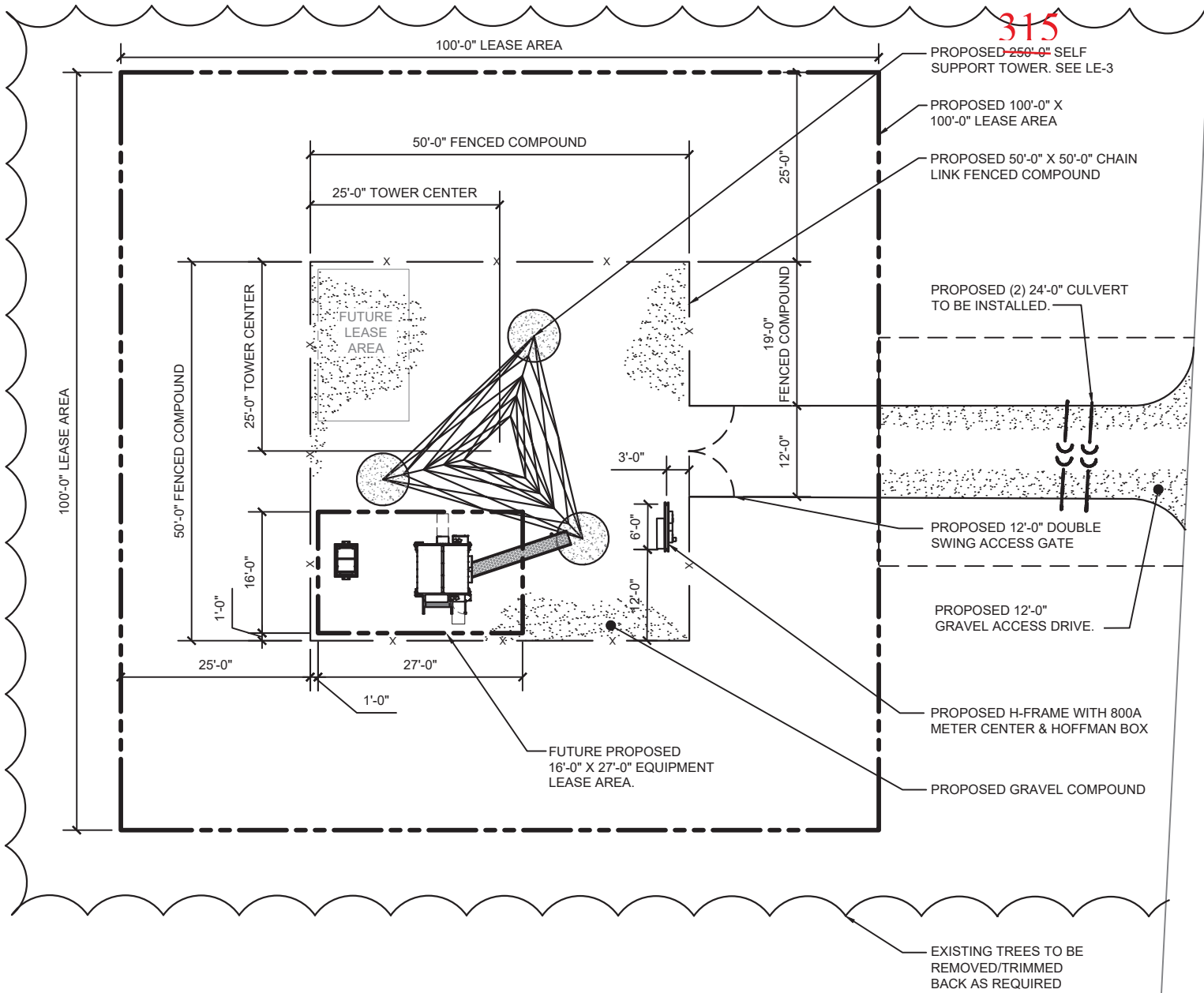
Joseph P. Lee
Environmental Professional

APPENDIX A

Property Location Map and Site Plans



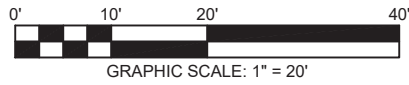
EXISTING
WOOD AREA



NOTE:
NO SURVEY HAS BEEN PERFORMED ON
THIS SITE. ALL PARCEL/PROPERTY LINES
SHOWN ARE APPROXIMATE LOCATIONS.

STILL ROAD

EXISTING
WOOD AREA



ENLARGED SITE PLAN

SCALE: 1" = 20'-0"



| | | | |
|-------------------|-------------------|----------|-----|
| EXPIRES: 12/31/20 | | SIGNED: | |
| REVISIONS | | | |
| REV. | ISSUED FOR | DATE | BY |
| A | FOR CLIENT REVIEW | 08/17/20 | BA |
| B | REVISION | 08/25/20 | KLO |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

CITY SWITCH

IgniteWireless

WT GROUP
Engineering with Precision, Pace and Passion
2875 Pratum Avenue | Hoffman Estates, IL 60192
T: 224.293.6333 | F: 224.293.6444
wengineering.com

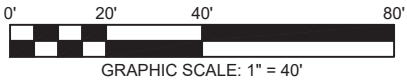
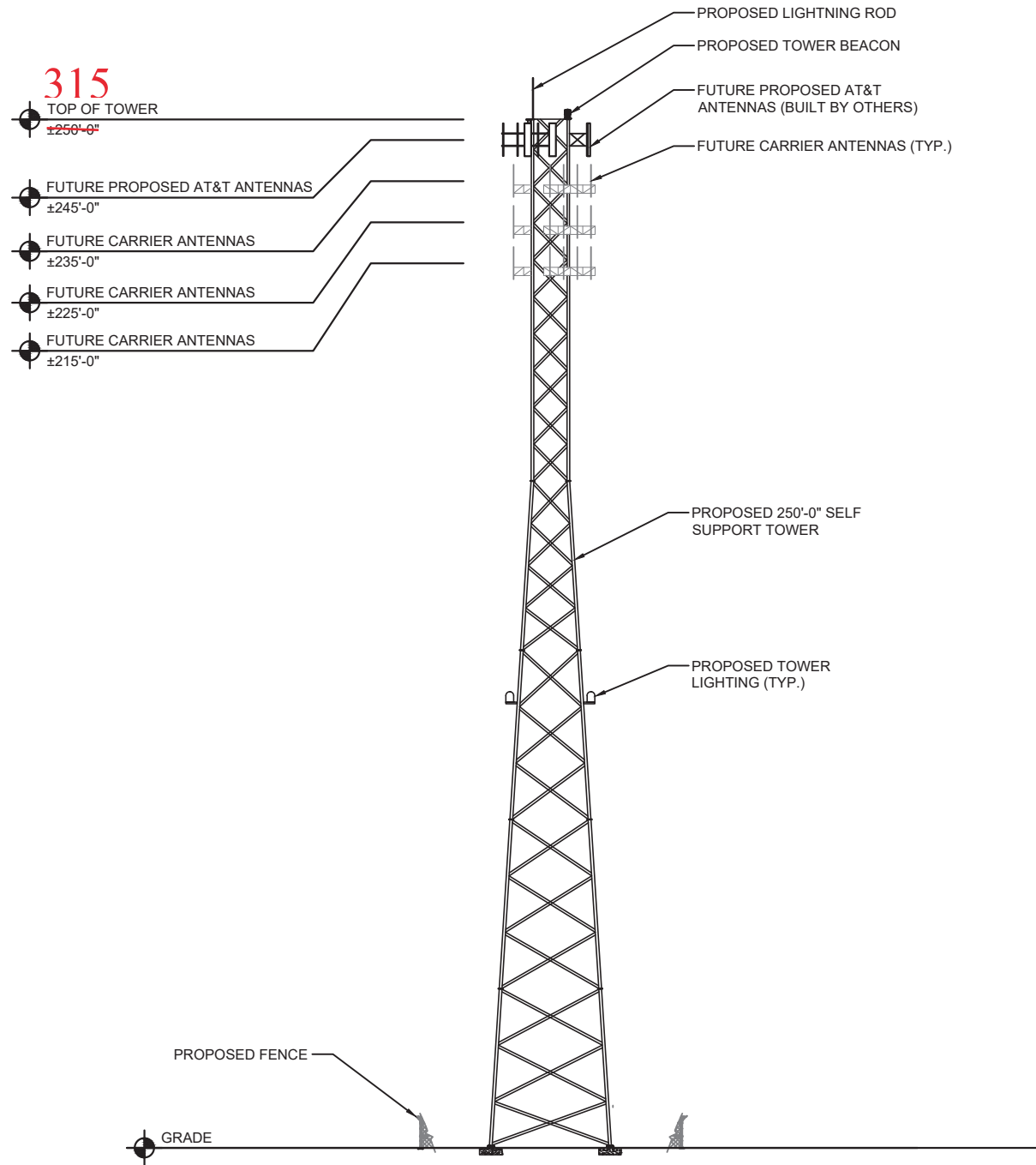
WT Group
Engineering • Design • Consulting

CITY SWITCH

OTTER BAY
STILLS ROAD
SANDERSON, FLORIDA 32087

CHECK: JKR
DRAWN: BA
JOB: 2001869T

LE-2
ENLARGED SITE PLAN



TOWER ELEVATION

SCALE: 1" = 40'-0"

1

NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

NOTE:
PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY FAA REQUIREMENTS FOR LIGHTING TOWER

OTTER BAY
STILLS ROAD
SANDERSON, FLORIDA 32087

EXPIRES: 12/31/20 SIGNED:

| REV. | ISSUED FOR | DATE | BY |
|------|-------------------|----------|-----|
| A | FOR CLIENT REVIEW | 08/17/20 | BA |
| Δ | REVISION | 08/25/20 | KLO |
| | | | |
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AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: JKR
DRAWN: BA
JOB: 2001869T

LE-3
TOWER ELEVATION

APPENDIX B

Aerial Photographs, Topographic Maps

1994 Aerial Photograph

Otter Bay ☆

Google Earth

Image U.S. Geological Survey

1000 ft



1999 Aerial Photograph

Otter Bay ☆

Google Earth

Image U.S. Geological Survey

1000 ft



2004 Aerial Photograph

Otter Bay ☆

Google Earth

Image © 2020 The Florida Department of Environmental Protection



1000 ft

2011 Aerial Photograph

Otter Bay ☆

Google Earth

1000 ft



2014 Aerial Photograph

Otter Bay ☆

Google Earth

1000 ft



2018 Aerial Photograph

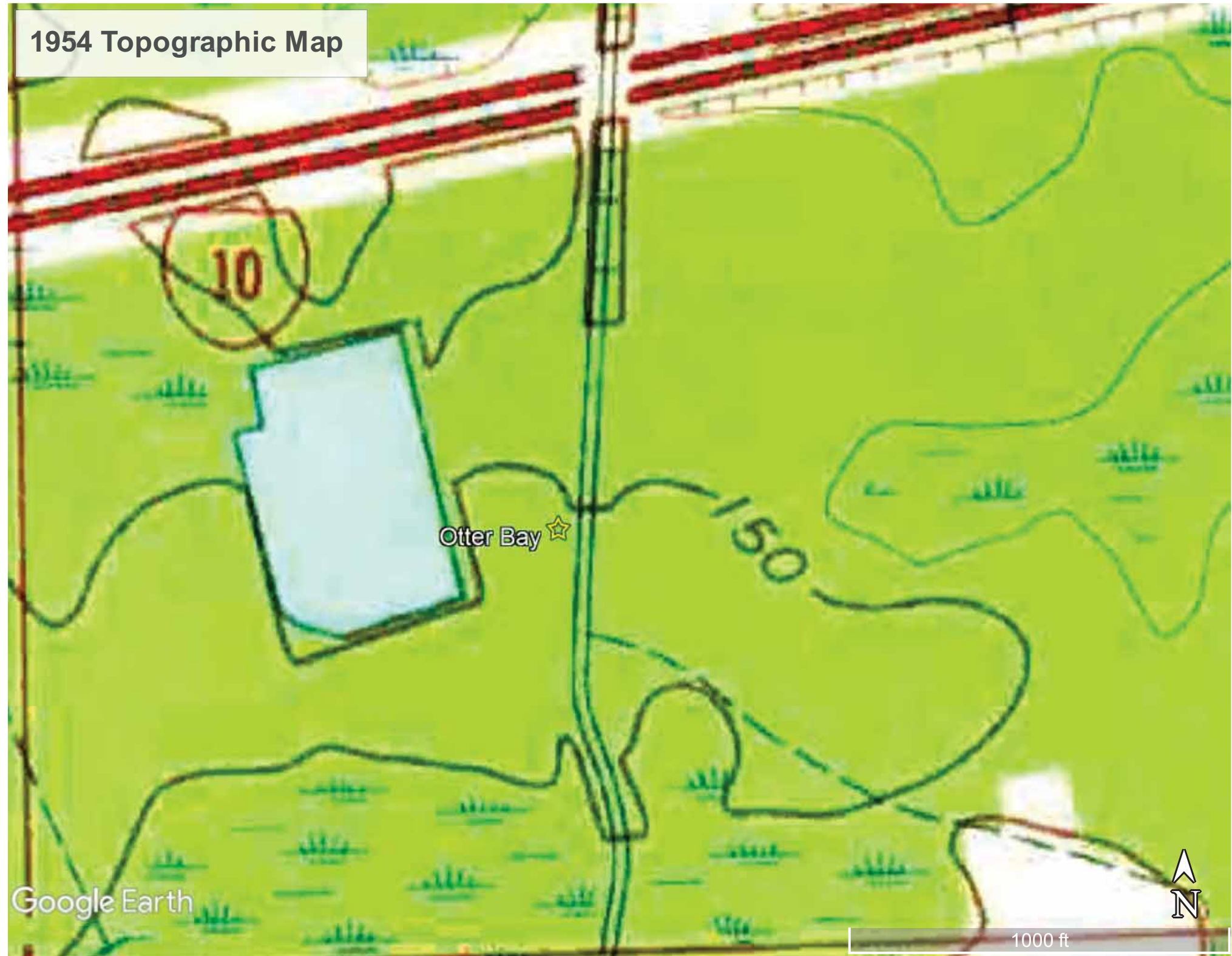
Otter Bay ☆

Google Earth

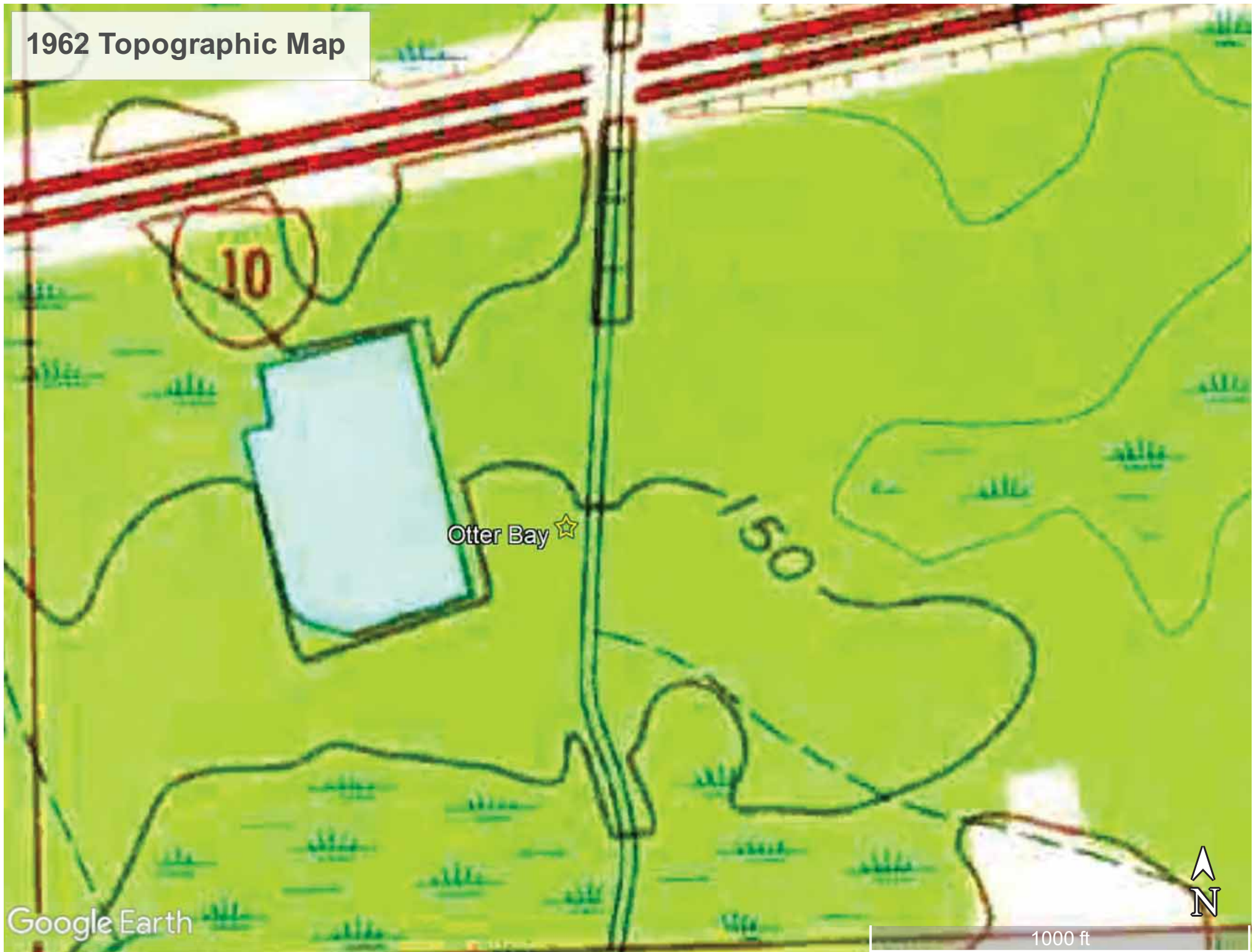
1000 ft



1954 Topographic Map



1962 Topographic Map



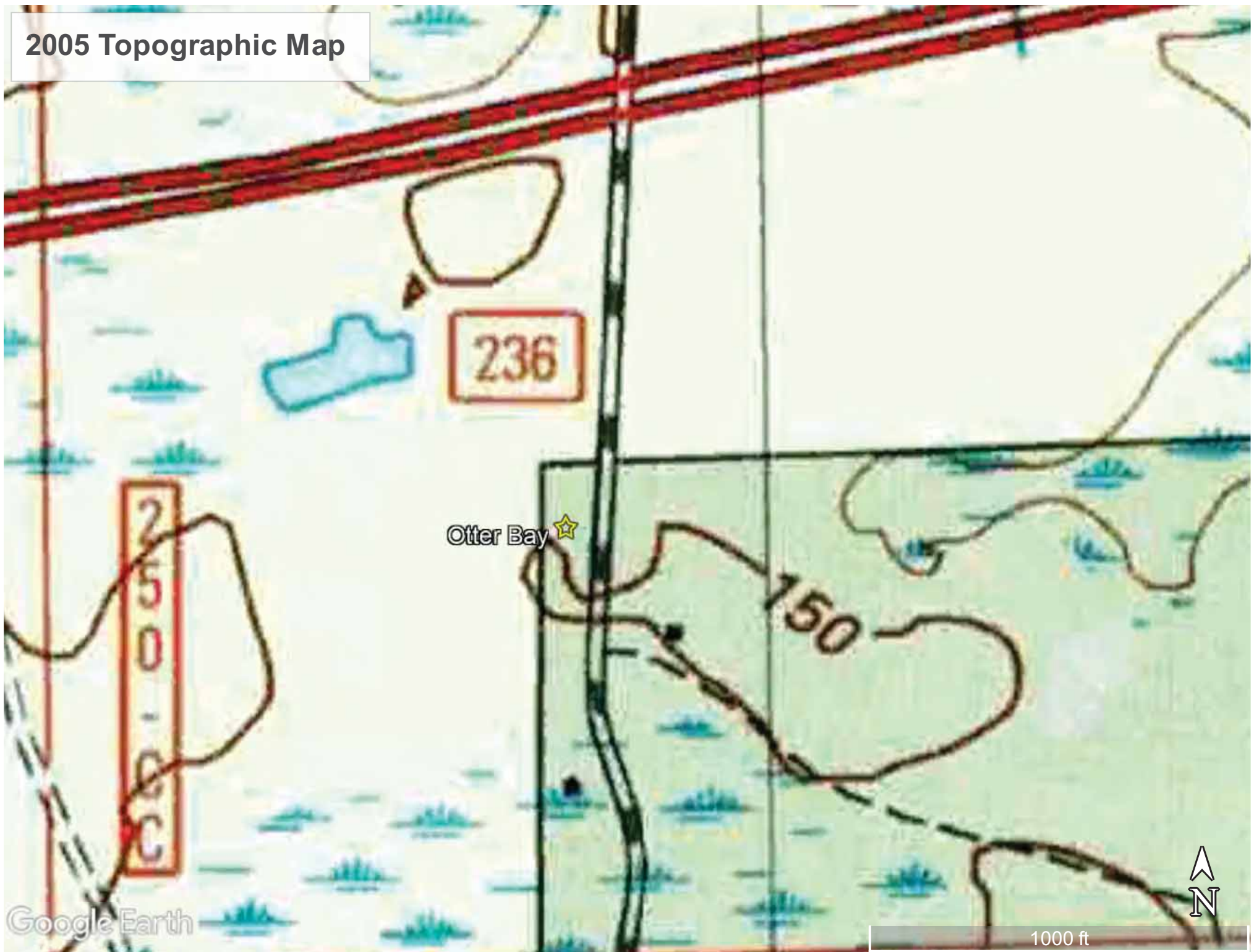
1977 Topographic Map



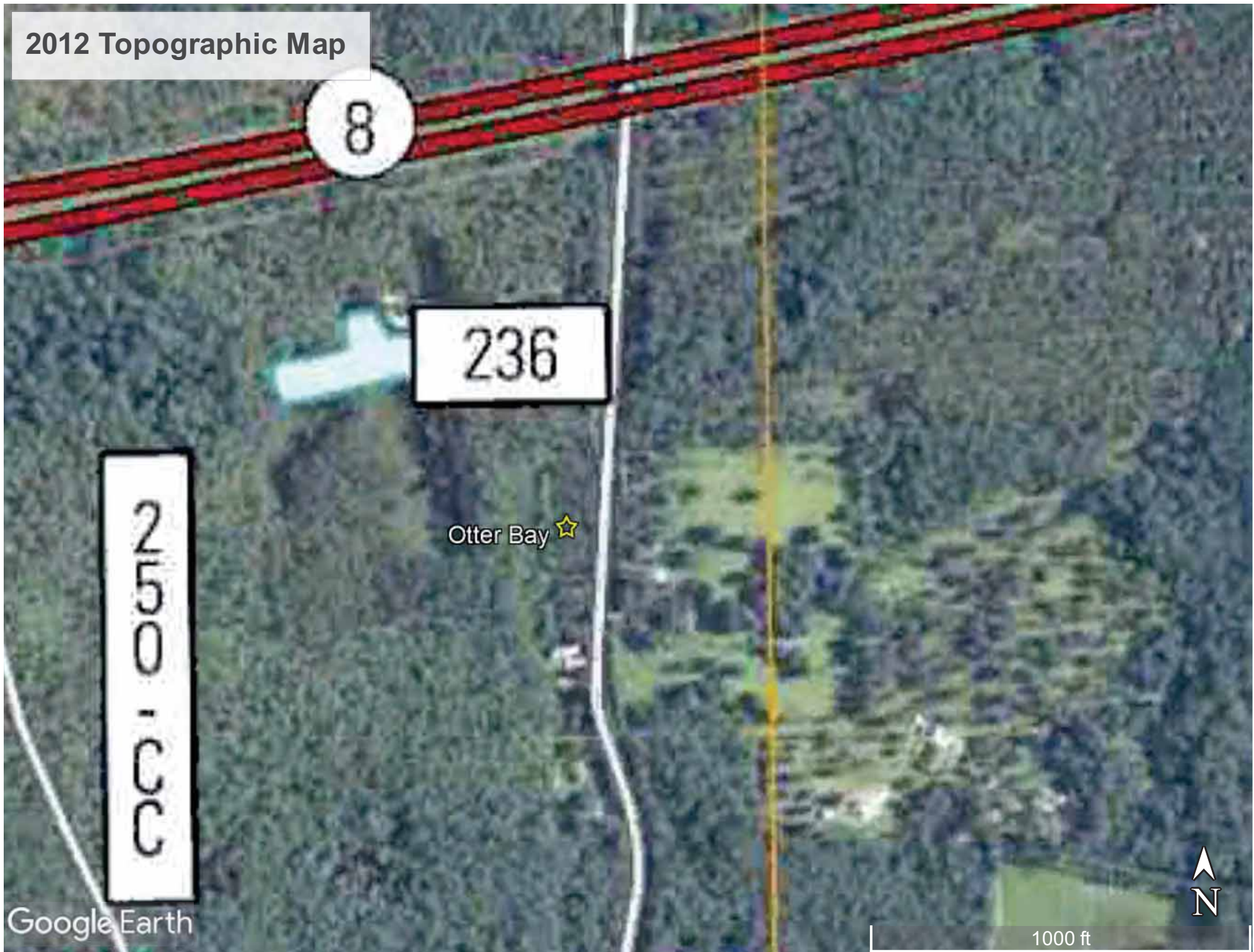
1993 Topographic Map



2005 Topographic Map



2012 Topographic Map



2018 Topographic Map



THE LAKE CITY REPORTER
Lake City, Columbia County, Florida

Legal Copy
As Published

STATE OF FLORIDA,
COUNTY OF COLUMBIA,

Before the undersigned authority personally appeared Todd Wilson who on oath says that he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; that the attached copy of advertisement, being a

in the matter of

in the Court, was published in said newspaper in the issues of

Affiant further says that The Lake City Reporter is a newspaper published at Lake City in said Columbia County, Florida, and that the said newspaper has heretofore been continuously published in said Columbia County, Florida, and has been entered as second class mail matter at the post office in Lake City, in said Columbia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 5 day of

November, A.D. 2021

Kathleen A. Riotta
Notary Public



KATHLEEN A. RIOTTA
Commission # GG 229945
Expires August 20, 2022
Bonded Thru Budget Notary Services

NOTICE OF PUBLIC HEARING
CONCERNING A SPECIAL
EXCEPTION AS PROVIDED
FOR IN THE
COLUMBIA COUNTY LAND
DEVELOPMENT REGULA-
TIONS

BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exception, as described below, will be heard by the Board of Adjustment of Columbia County, Florida, at a public hearing on November 16, 2021 at 6:00 p.m., or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

SE 0631, a petition by Kendal Lotze, agent for Clyde F. Varnes, owner, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow for a wireless communication facility as an essential service within the Agriculture-3 ("A-3") Zone District. The special exception has been filed in accordance with a site plan dated March 31, 2021 and submitted as part of a petition dated March 31, 2021, to be located on property described, as follows:

A part of the SE ¼ of the SW ¼ of Section 12, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: Begin at NW Corner of the SE ¼ of the SW ¼ of said Section 12, and run thence N. 87°03'54"E. along the north line of the SE ¼ of the SW ¼, a distance of 141.15 feet to the west right-of-way line of NE Clyde Varnes Road (A 60-foot County Maintained Public Right-of-Way); Thence S.01°25'42"W. along the west right-of-way line of NE Clyde Varnes Road, a distance of 499 feet, more or less; Thence S.87°29'36"W. a distance of 128 feet, more or less, to the west line of

the SE ¼ of the SW ¼; Thence N.01°30'54"E. along the west line of the SE ¼ of the SW ¼, a distance of 494.64 feet to the Point of Beginning. Containing 1.53 acres, more or less.

A Portion of Tax Parcel Number 12-3s-17-04927-000

The public hearing may be continued to one or more future date. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the special exception.

Copies of the special exception are available for public inspection at the Office of the County Planner, County Administrative Offices, 135 Northeast Hernandez Avenue, Lake City, Florida, during regular business hours.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2139.

671787
November 5, 2021

Posted on
11/5/21

Brando
n M.
Stubbs
Digitally signed
by Brandon M.
Stubbs
Date:
2021.11.04
11:15:17 -04'00'

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA.

BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exception, as described below, will be heard by the **Board of Adjustment** of Columbia County, Florida, at a public hearing on **November 16, 2021 at 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

SE 0631, a petition by Kendal Lotze, agent for Clyde F. Varnes, owner, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow for a wireless communication facility as an essential service within the Agriculture-3 ("A-3") Zone District. The special exception has been filed in accordance with a site plan dated March 31, 2021 and submitted as part of a petition dated March 31, 2021, to be located on property described, as follows:

A part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: Begin at NW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 12, and run thence N. $87^{\circ}03'54''$ E. along the north line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, a distance of 141.15 feet to the west right-of-way line of NE Clyde Varnes Road (A 60-foot County Maintained Public Right-of-Way); Thence S. $01^{\circ}25'42''$ W. along the west right-of-way line of NE Clyde Varnes Road, a distance of 499 feet, more or less; Thence S. $87^{\circ}29'36''$ W. a distance of 128 feet, more or less, to the west line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$; Thence N. $01^{\circ}30'54''$ E. along the west line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, a distance of 494.64 feet to the Point of Beginning.

Containing 1.53 acres, more or less.

A Portion of Tax Parcel Number 12-3s-17-04927-000

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the special exception.

Copies of the special exception are available for public inspection at the Office of the County Planner, County Administrative Offices, 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1005 or by Telecommunication Device for Deaf at (386)758-2139.

**FOR MORE INFORMATION, CONTACT BRANDON M.
STUBBS, COMMUNITY DEVELOPMENT
COORDINATOR AT (386) 754-7119**

